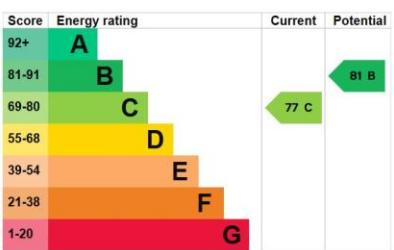


#### DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and take your first left into Sherborne Avenue and your second right into Tamworth Drive. Turn right into Hadleigh Drive and follow the road to the end of the Cul de sac.

The property can be found by using the following "What Three Words" <https://w3w.co/rice.venue.cycles>



#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

#### Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



£340,000



1



4



3



GARAGE &  
PARKING

22 Hadleigh Drive, Barrow-in-Furness,  
LA13 0GR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or contact@jhhomes.net

This is a most impressive four-bedroom, detached family house situated in this highly popular location on the doorstep of Holbeck and Roos on an ample sized plot with off-road parking, garage and two En-Suite facilities to the master & guest bedrooms. Surrounding amenities are local shops including Tesco Metro, three popular family Public Houses and Sports Bars in The Ship, Crofters and Roos Cons, bus routes to Barrow town centre and Roos train station. There are three excellent local schools nearby in Yarlside Academy, Newbarns and Roos School, plus Furness Academy and St Bernards close by. The property has been well maintained by the current owners from new and accommodation is complimented with uPVC double glazing, gas fired central heating system, and comprises of entrance hallway, living room with gas fire, kitchen/diner with French style double glazed double doors to rear garden, utility room and Cloaks WC. To the first floor is three double bedrooms all with built in wardrobes and En-Suite to the guest bedroom, plus family bathroom. To the room in the roof is the superb master bedroom with roof windows and some fine views, built-in wardrobes and en-suite. Externally there is off-road parking extending to the garage and enclosed low maintenance garden to rear. Early inspection strongly advised.



Accessed through PVC door into:

#### ENTRANCE HALLWAY

Wooden flooring. Door to:

#### LOUNGE

16' 4" x 9' 7" (4.98m x 2.92m)

Coal effect living flame gas fire with marble effect surround. Wooden flooring, radiator and uPVC double glazed window to front. Door to:

#### MID VESTIBULE

Wood laminate flooring, doors to utility room and WC. Door to:

#### KITCHEN/DINER

7' 8" x 19' 5" (2.34m x 5.92m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl stainless steel sink with drainer and mixer tap and splash back tiling. UPVC double glazed window to rear, electric undercounter double oven, four-ring gas hob and plumbing for dishwasher. Radiator, space for dining table and uPVC double glazed French style double doors to rear garden.

#### UTILITY ROOM

4' 9" x 8' 11" (1.45m x 2.72m)

UPVC frosted glazed window to side, double base and wall units, single base unit and worktop to match kitchen. Stainless steel sink, extractor fan, space for dryer and plumbing for washing machine.

#### CLOAKS/WC

Two piece suite comprising of WC and wash hand basin, heated towel rail and extractor fan.

#### FIRST FLOOR LANDING

Access to three bedrooms and family bathroom with en-suite facilities to guest bedroom.

#### BEDROOM

10' 11" x 8' 10" (3.33m x 2.69m)

Two double and one single wardrobe, radiator and uPVC double glazed window to front. Door to:

#### EN-SUITE

Three piece suite comprising of WC, wash hand basin and shower cubicle with electric shower. Half tiling, heated towel rail, extractor fan and uPVC double glazed window to front.



#### BEDROOM

9' 1" x 8' 11" (2.77m x 2.72m)

One double and one single wardrobe, uPVC double glazed window to rear and radiator.

#### BEDROOM

7' 10" x 10' 0" (2.39m x 3.05m)

Double wardrobe, radiator and UPVC double glazed window to rear.

#### BATHROOM

Modern four piece suite comprising of WC, wash hand vanity basin, shower cubicle and bath. Heated towel rail, extractor fan and tiling to walls. Radiator and uPVC double glazed window to front.

#### SECOND FLOOR LANDING

UPVC double glazed window to side and door to:

#### BEDROOM

13' 6" x 10' 11" (4.11m x 3.33m)

Two roof windows to rear with some fine views. Three double wardrobes, eaves storage cupboard and radiator. Door to:

#### EN-SUITE

Modern four piece suite comprising of WC, wash hand basin, shower cubicle and bath. Extractor fan, heated towel rail, tiling to walls and roof window to front.

#### EXTERIOR

Driveway with access to entrance door, garage and garden. Enclosed rear garden for privacy considerations and laid mostly to lawn with patio and storage shed.

#### GARAGE

16' 0" x 8' 11" (4.88m x 2.72m)

Bi-fold double doors, wall mounted combination boiler for gas central heating and hot water systems, light and power points.

