

VIEWING

Key accompanied.

Draft particular subject to client approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT ** This is non refundable once the AML check has been carried out **

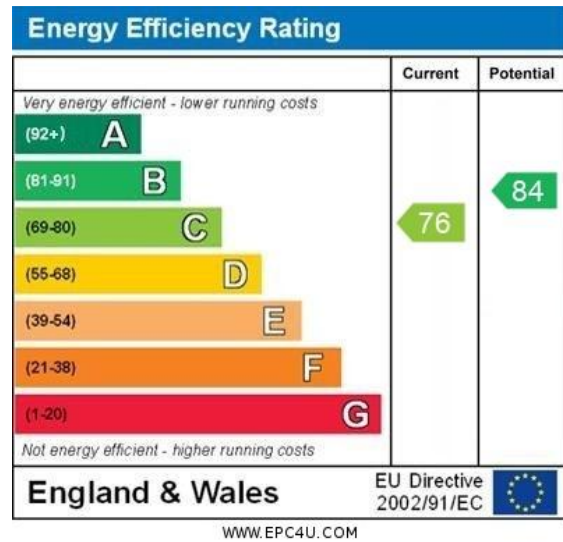
General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

ROSS

Estate Agencies



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Tenure

Freehold

Council Tax Band

D

Contact Details

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Hadleigh Drive | Barrow-in-Furness | LA13 0GR

Asking Price £330,000

- Modern Detached Family Home
- Excellent Living Accommodation Over 3 Floors
- Spacious Lounge, Reception Room, Study
- Modern Fitted Kitchen/ Diner
- 3 Double Bedrooms, 2 Ensuites
- Family Bathroom
- CH, DG, Off Road Parking, Garage
- Easy Maintenance / Front / Rear Gardens
- Viewing Highly Recommended
- Council Tax Band D



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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this modern well presented an tastefully decorated detached family home in a popular residential cul de sac location close to local amenities, transport links and local schools, The property benefit from excellent living accommodation over 3 floors, comprises of entrance hallway leading to a modern fitted kitchen/diner, ground floor cloaks/WC reception room, stairs leading to the first floor with spacious lounge with Juliette style balcony, 2 double bedrooms with ensuite, family bathroom to the 2nd floor the master bedroom with ensuite. The property benefits from central heating, double glazing , easy maintenance gardens to front and rear with decked area. Off road parking giving access to the garage viewing highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/such.upon.voters>

FRONTAGE

Block paved driveway, flagged path to side access for rear garden and an EV charging point

ENTRANCE HALL

uPVC double glazed front door, doors to kitchen, w.c, bedroom 4 and study, a radiator and stairs to first floor landing

KITCHEN/DINER

11' 7" x 20' 11" (3.54m x 6.40m)

Newly fitted kitchen by the current vendor, uPVC double glazed double patio doors to rear garden, uPVC double glazed window, wall and base storage cupboards with quartz work tops and tiled surrounds, inset grey composite one and a half bowl sink unit with mixer taps, electric fan oven and gas hob with filter hood, built in dishwasher, integrated fridge, plumbing for a washing machine, recessed spotlights and tiled flooring.

GF CLOAKS/W.C

White pedestal basin and W.C, extractor fan and a radiator

BEDROOM 4/STUDY

7' 10" x 11' 8" (2.41m x 3.56m)

uPVC double glazed window

LANDING

Doors to lounge, bathroom, bedroom 2 and bedroom 3, stairs to second floor

LOUNGE

13' 10" x 15' 7" (4.23m x 4.76m)

uPVC double glazed French doors to Juliet balcony, fire surround and hearth with inset gas fire and 2 radiators

BEDROOM 2

10' 9" x 13' 10" (3.28m x 4.23m)

uPVC double glazed window and a radiator

EN-SUITE

EnSuite with W.C, pedestal basin, shower cubicle, extractor fan, heated towel rail and half tiled walls

BEDROOM 3

8' 11" x 10' 3" (2.74m x 3.13m)

uPVC double glazed window and a radiator

BATHROOM

uPVC double glazed frosted window, white suite comprising W.C, pedestal hand wash basin and bath, half tiled walls, heated towel rail and extractor fan

BEDROOM 1

17' 5" x 21' 1" (5.32m x 6.43m)

3 double glazed Velux windows

EN-SUITE

EnSuite with white W.C, pedestal hand wash basin and shower cubicle, Velux window and a heart towel rail

GARAGE

7' 11" x 20' 0" (2.43m x 6.12m)

Up and over door, gas combi boiler

GARDEN

Lawned area and raised decking, outside tap, outside light and raised border

