

## GARDEN

Extensive rear enclosed garden which has been well kept and maintained with lawned area, feature raised garden areas with mature plants/shrubs, paved seating areas, greenhouse, veg plot, water tap and side access gate

Open to the enclosed swimming pool area with paved seating areas with plenty of plants, shrubs and trees



## OUTHOUSE/STORAGE

Pump room with power and light and pump/filtration system for pool

## SIDE GARDEN

Easy maintenance side garden area with access to front, outside electrics and storage area

## VIEWINGS

Key accompanied

# ROSS

## Estate Agencies



**Norland Avenue | Barrow-in-Furness | LA14 4ES**

**Asking Price £395,000**

- Detached Extended Dormer Bungalow
- Popular Location In Hawcoat
- Hallway, Bay Windowed Lounge
- Kitchen/Diner, Utility Room
- 3/4 Bedrooms, Ground Floor Bathroom

- CH, DG, Off Road Parking For Several Cars
- Extended Garage, Workshop
- Mature Extensive Rear Garden
- And Yes A Swimming Pool!!
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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## Property Description

We are delighted to bring to the market this extended detached dormer bungalow in the popular location of Hawcoat with its very own swimming pool in the garden! The property offers excellent family living accommodation comprising of entrance hallway giving access to a bay windowed lounge, dining room, kitchen/diner, ground floor bedroom, family bathroom and the dormer provides 2 further bedrooms. The property benefits from central heating, double glazing, off road parking for several cars, extended 11 metre garage with workshop/utility room, mature extensive rear garden with lawned areas, seating areas, outhouse, the swimming pool with seating area, pump room and outhouse. Viewing is highly recommended.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Off road parking for several cars, easy maintenance front garden area with paved areas, access to garage and double glazed door to vestibule

### VESTIBULE

Door to entrance hall

### ENTRANCE HALL

Coved ceiling, storage cupboard, spindle staircase, stairs to first floor, 2 radiators and doors to –

### LOUNGE

**15' 3" x 15' 5" (4.65m x 4.72m)**

Double glazed bay window with pleasant views, double glazed window to side, feature fire surround with coal effect fire, coved ceiling and 2 radiators

### DINING ROOM

**13' 7" x 11' 10" (4.15m x 3.61m)**

Double glazed patio doors leading to rear garden, coved ceiling and radiator

### KITCHEN/DINER

**14' 11" x 12' 5" (4.56m x 3.80m)**

Double glazed windows, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, cooker point with cooker hood, display unit with glass doors, wine rack, tiled splash, spotlight ceiling, radiator and double glazed door to rear

### GROUND FLOOR BEDROOM

**13' 1" x 11' 6" (4.01m x 3.51m)**

Double glazed bay window, coved ceiling and radiator

### GROUND FLOOR BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with taps, corner glazed shower cubicle with shower, tiled splash, spotlight ceiling and radiator

### LANDING

Spindle staircase with balustrade, storage in eaves and doors to bedrooms 2 and 3

### BEDROOM 2

**16' 6" x 7' 10" (5.04m x 2.39m)**

Double glazed window, feature hand wash basin with vanity unit, storage in eaves and radiator

### BEDROOM 3

**7' 9" x 11' 0" (2.38m x 3.36m)**

Double glazed window, storage in eaves and radiator

### EXTENDED GARAGE

**8' 2" x 37' 11" (2.49m x 11.56m)**

Electric up and over door, power and light, double glazed door to rear, 2 skylights and door to utility room

### UTILITY ROOM

**9' 3" x 9' 0" (2.83m x 2.75m)**

Plumbing for washer, wall mounted cupboards, worktops, skylight, radiator and door to workshop

### WORKSHOP

**15' 5" x 19' 3" (4.70m x 5.88m)**

Double doors to rear garden, power, light, stainless steel sink unit and skylight

