



**PRICE £199,950**

**141 DALTON LANE, BARROW-IN-FURNESS, CUMBRIA, LA14 4PL**

An attractively presented true bungalow, situated within the popular Hawcoat area of Barrow. The property has been sympathetically extended, adding a large conservatory with double doors opening out onto the garden. No chain.



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Garage,  
Off Road  
Parking





### DIRECTIONS

Leaving Barrow town centre along Abbey Road, continue along until you see Furness General Hospital on your left-hand side. Take a left-hand turn immediately afterwards onto Dalton Lane and proceed up the road. Number 141 is situated on the right-hand side, just after the first entrance to the hospital.

### LOCATION

The Hawcoat area of Barrow is predominately residential, but provides easy access to a wide range of independent businesses including hair salons, a bakery, a general store and The Bay Horse family pub. There is also Dane Ghyll Primary School and Furness General Hospital within walking distance. The property is also conveniently placed for public transport, with bus links closely situated for nearby access into the town centre.

### DESCRIPTION

The property is approached via extensive driveway parking, alongside a low maintenance stone chipped and paved seating area with colourful shrub borders, enclosed within a hedgerow boundary.

The driveway extends to a detached single garage, providing space for a small vehicle or alternatively storage.

The front door opens into a vestibule and onwards into the spacious entrance hallway, which provides access to the majority of the accommodation, a storage cupboard and loft access with a drop down ladder.

The lounge is located at the front and provides a naturally light reception room, with views over the front garden. Central to the room is a remote controlled gas fire set within a decorative surround.

There is a good sized kitchen situated at the far end of the hallway, fitted with a range of laminate fronted storage units and a complementary three-sided worktop. Fitted within the worktop is a one and a half sink drainer with a mixer tap, and a four-ring gas hob with an extractor hood over and a twin electric oven/grill below. Integrated within the units is a fridge, freezer and dishwasher.

An opening from the kitchen leads through into the conservatory, which provides an additional and versatile reception space, with views and access onto the enclosed garden.

There are two double bedrooms located off the hallway, with the master bedroom benefitting from generous sized double proportions and complemented with a built-in double and single wardrobe. The second bedroom is located at the front and can accommodate a double bed as well as a range of bedroom furniture.

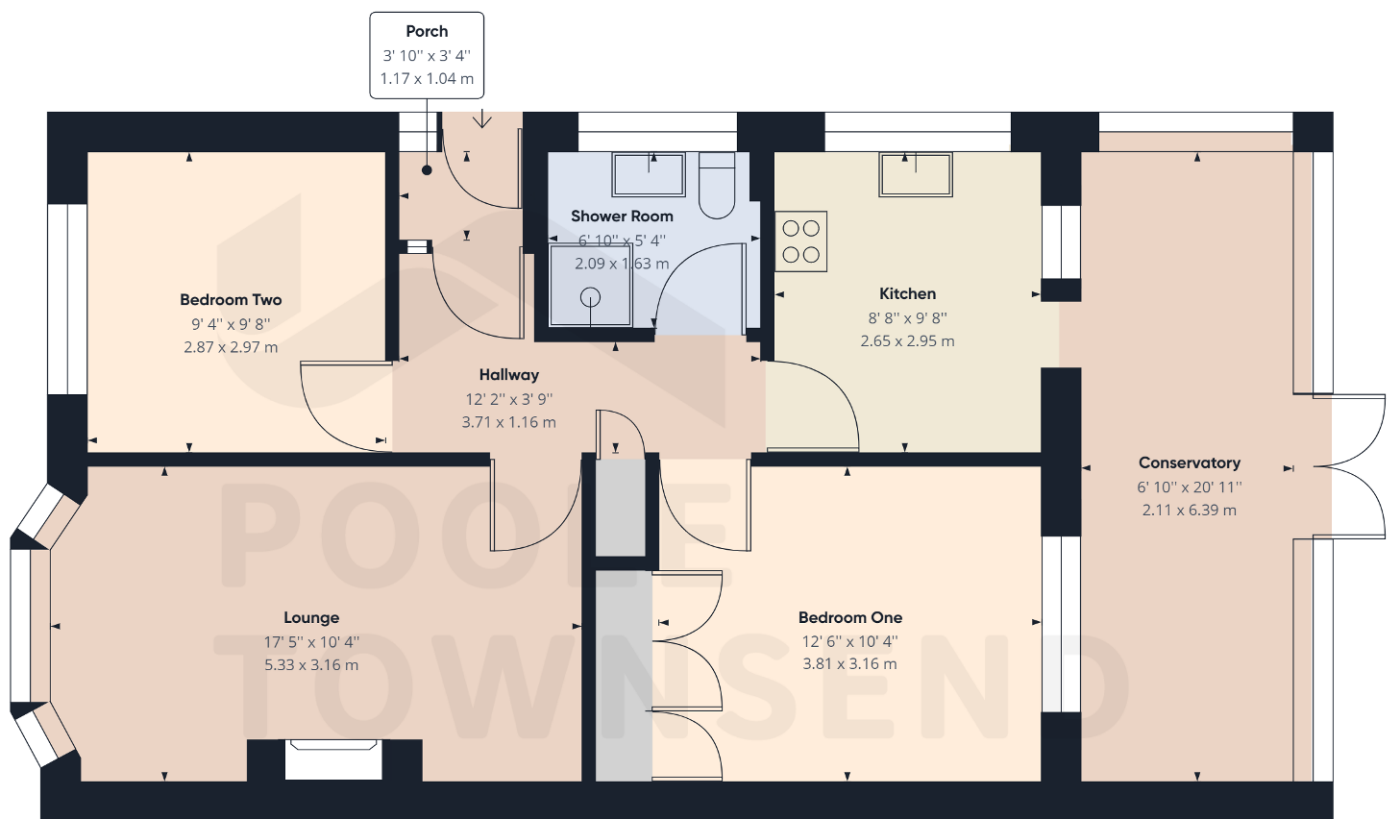
The shower room is fitted with a modern three-piece suite, which includes a walk-in shower cubicle with wall-mounted mixer shower, WC and pedestal wash hand basin.

Outside, to the rear of the property, there is a further low maintenance garden which has been paved and slate chipped for ease. There are a variety of mature shrubs and bushes to add a touch of colour. Steps at the back of the garden ascend to a hardstanding, allowing room for a summerhouse or timber shed.





## Property layout



Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: B  
Local Authority: Barrow in Furness Borough Council  
Services: Mains gas, electric and water  
Tenure: Freehold

EPC Rating = D

### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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### We are open

Monday – Friday 9.00 – 5.00  
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