



**POOLE
TOWNSEND**

Dalton Lane, Barrow-In-Furness, LA14 4LB

£230,000

3 1 1



Located in the desirable area of Hawcoat, this semi-detached dormer bungalow has surprisingly spacious accommodation. There is an open plan lounge and dining room, modern fitted kitchen, an equally modern shower room and a ground floor bedroom that overlooks the front garden. There is also a full width conservatory extension to the rear and stairs ascending from the dining room to the two dormer bedrooms. The property has UPVC framed double glazing, a gas-fired central heating system, garden to the front and rear, private driveway and a detached garage. No upper chain.

Location

What3Words///splice.rich.healthier

Description

Centrally located within the plot, this dormer bungalow offers accommodation that would suit a range of buyers.

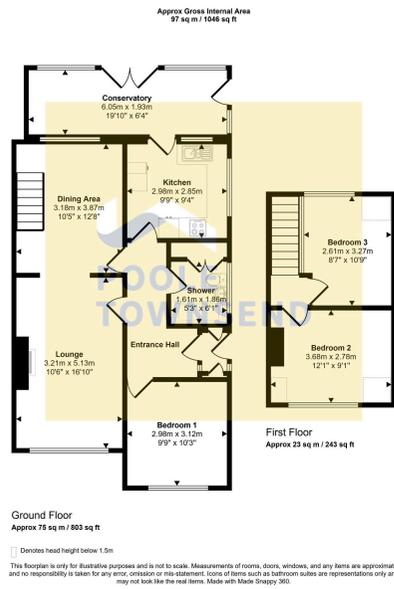
There is open access from the road onto a long, private driveway where there is ample space for several vehicles and access to the garage at the rear of the property. The semi-enclosed garden area alongside the driveway has a beech hedgerow to the front, decorative slate chippings and a circular patio to the centre.

The entrance vestibule leads into the main hallway where there are doors leading to all of the ground floor accommodation which includes the living area where there is a lounge towards the front of the property and a dining room alongside. The lounge is light and airy with a large window to the front overlooking the garden. There is also an oak style fire surround with a marble conglomerate inset and hearth and a gas coal effect fire. The dining area has an open tread stairwell leading up to the double bedrooms.

The kitchen is modern and offers a range of wall and base cabinets with an oak style finish to the door fronts and a contrasting coloured worktop that incorporates a single drainer sink with mixer tap. There is a mid-level double oven, gas hob with concealed cooker hood above, an integrated fridge and freezer and plumbing for a washing machine.

A part glazed door leads you into the conservatory which has double





- Semi Detached Bungalow
- Open Plan Lounge And Dining Area
- Modern Fitted Kitchen
- Modern Shower Room
- Ground Floor Bedroom
- Full Width Conservatory Extension
- Two Dormer Bedrooms
- Detached Garage
- Private Driveway
- Garden Front and Rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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