

Total area: approx. 108.3 sq. metres (1165.8 sq. feet)

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and at the roundabout turn right into Harrel Lane where the property can be found immediately on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/hunter.paying.stiff>

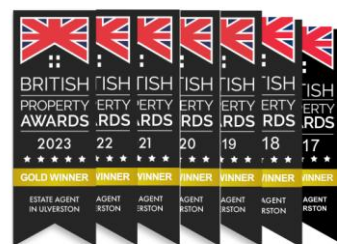
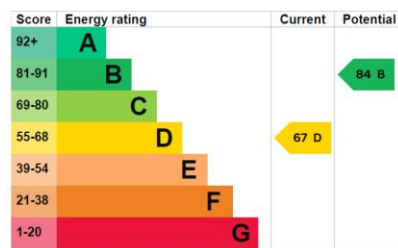
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.



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GARAGE & PARKING

**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.

68 Harrel Lane,  
Barrow-in-Furness, LA13 9LJ

For more information call **01229 445004**

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Family sized extended semi detached house that has recently undertaken extensive refurbishment to a very high level including modern carpets, contemporary lighting and décor. Early internal inspection is advised to appreciate what is on offer, including location, driveway and super rear garden. Within walking distance is a local Co-op, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Renovated by current owner to include a new gas central heating system, new uPVC double glazing, extended kitchen/breakfast room and two luxury bathrooms. Comprising of entrance porch, hallway, bay windowed lounge, dining room with French style double door to the rear garden, extended kitchen/breakfast room with integral appliances, shower room and three good sized bedrooms and a bathroom to the first floor. Externally, there are good sized low maintenance gardens to the front and rear, extensive off road parking, storage areas and external utility room.



Entered through a PVC door into:

**ENTRANCE PORCH**

Door into:

**HALL**

Doors to lounge, dining room, breakfast kitchen and shower room. Stairs to first floor with understairs cupboard and ceiling light point.

**LOUNGE**

11' 3" x 11' 3" (3.44m x 3.44m)  
Bay window to front, space for wall mounted TV, radiator and ceiling light point.

**DINING ROOM**

14' 7" x 11' 3" (4.47m x 3.44m)  
French style doors with matching side panels to rear, space for wall mounted TV, radiator and ceiling light point.

**KITCHEN/BREAKFAST ROOM**

18' 5" x 7' 3" (5.62m x 2.22m)  
Fitted with a range of modern base and drawer units with wooden worktop over incorporating one and a half bowl sink and drainer with mixer tap and splashback tiling. Integrated electric double oven, five ring gas hob with cooker hood over and dishwasher. Laminate flooring, ceiling light points, roof window and uPVC door with matching side panel to rear.

**SHOWER ROOM**

6' 5" x 4' 5" (1.96m x 1.36m)  
Fitted with a modern three piece suite comprising of low level, dual flush WC, vanity unit housing sink with cupboards under and mixer tap and shower cubicle. Heated towel rail. opaque uPVC double glazed window and ceiling light point.

**FIRST FLOOR LANDING**

Doors to all bedrooms, bathroom and ceiling light point.

**BEDROOM**

11' 3" x 11' 3" (3.45m x 3.45m)  
Double room with uPVC double glazed bay window to front, radiator and ceiling light point.



**BEDROOM**

12' 9" x 12' 11" (3.90m x 3.94m)  
UPVC double glazed window, ceiling light point and radiator.

**BEDROOM**

8' 6" x 7' 8" (2.60m x 2.36m)  
UPVC double glazed window, radiator and ceiling light point.

**BATHROOM**

7' 10" x 6' 2" (2.40m x 1.89m)  
Fitted with a three piece suite comprising of low level, dual flush WC, vanity unit housing sink with cupboards under and drawers and free standing bath. Opaque uPVC double glazed window, ceiling light point and radiator.

**EXTERIOR**

Low maintenance gardens to the front and rear. Extensive driveway extending to store and front entrance door. Side aspect access and further store to rear.

**STORE**

8' 2" x 3' 8" (2.49m x 1.12m)  
Double doors and housing the boiler for the hot water and heating system.

**UTILITY ROOM**

14' 11" x 4' 11" (4.57m x 1.50m)  
Light, power and plumbing for washing machine.

