



DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and continue over the hill with Furness General Hospital on your left and the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/zebra.fork.speak>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.



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.



2



4



2



GARAGE & PARKING

107 Dalton Lane, Barrow-in-Furness,
Cumbria, LA14 4PL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional four bedroom semi detached bungalow which has been greatly extended to afford a comfortable family sized property occupying a favourable plot situated in this popular area of Hawcoat. Offered with uPVC double glazing, gas fired central heating system, off street parking and the advantage of a garage to the side. Comprising of hall, lounge, fitted kitchen with integral appliances, sun room with views of the rear garden and two double bedrooms with fitted wardrobes to the ground floor and bathroom with staircase to the first floor offering two further bedrooms, wet Room to the roof space. Enclosed, low maintenance front garden and a low maintenance rear garden which has astroturf, gazebo patio, storage shed and pedestrian access to the Garage with light and power. Offered for sale with vacant possession having no upper chain and early inspection is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to:

HALL

Access to lounge, kitchen, two bedrooms, study and bathroom. Cupboard housing combination boiler for the hot water and heating system.

LOUNGE

15'9" x 11'8" (4.8m x 3.56m)
Wall mounted log effect living flame gas fire with marble style plinth, wall lighting and radiator. UPVC double glazed window to front.

KITCHEN

10'9" x 9'6" (3.28m x 2.9m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel, one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated eye level, electric double oven, four ring electric hob with cooker hood over and fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Wood style laminate flooring, uPVC double glazed window to side and open to:

SUN ROOM

7'3" x 15'9" (2.21m x 4.8m)
Two uPVC double glazed windows to side, wood style laminate flooring and two radiators. UPVC double glazed double doors with matching side panel to the rear garden.

BEDROOM

11'9" x 9'6" (3.58m x 2.9m)
Double room with uPVC double glazed window to front, fitted wardrobe and radiator.

BEDROOM

13'4" x 9'11" (4.06m x 3.02m)
Fitted wardrobes, storage cupboard, radiator and uPVC double glazed window to rear.

BATHROOM

8'2" x 5'4" (2.49m x 1.63m)
Modern three piece suite comprising of vanity unit housing concealed, low level, dual flush WC and wash hand basin and panelled bath with mixer tap. Heated towel rail and uPVC double glazed window to side.

REAR HALL

10'2" x 6'9" (3.1m x 2.06m)
Borrowed light from sun room, radiator and stairs to first floor.



FIRST FLOOR LANDING

Door to two bedrooms, wet room and attic storage.

BEDROOM

10'11" x 12'2" (3.33m x 3.71m)
Double room with uPVC double glazed window to front, fitted wardrobes and radiator.

BEDROOM

8'5" x 4'6" (2.57m x 1.37m)
UPVC double glazed window to rear and radiator.

WET ROOM

5'9" x 4'9" (1.75m x 1.45m)
One piece suite comprising of dual WC/wash hand basin and draining floor with shower. Heated towel rail, cladding to walls and uPVC double glazed window to rear.

EXTERIOR

Ample driveway leading to the entrance door and garage. Low maintenance garden to the front and garden to the rear with patio, astroturf area and gazebo patio which is enclosed for privacy considerations. Gate to driveway and pedestrian door to:

GARAGE

19'2" x 9'0" (5.84m x 2.74m)
Remote control electric garage door, light and power.

