



#### DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. At the Strawberry Traffic lights, turn left into Hollow Lane, and go passed The Farmer pub on your left hand side. After Hector Street the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/assets.tides.wake>

#### 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.



£275,000



2



3



2

75 Hollow Lane,  
Barrow-in-Furness, LA13 9HY

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Superior terrace barn conversion located within the historic Newbarns Village, set in an attractive corner in a courtyard of similar converted dwellings, within walking distance of a local Co-op shop, Schools, Barrow Sixth Form Collage and within easy reach of Furness General Hospital and the beautiful Abbey Valley Walk. Immaculately maintained by the current vendor from the original mid-80s conversion including vaulted ceiling, wall niches, feature beams, mezzanine and roof windows. Comprising of entrance hallway, three bedrooms, study and bathroom to the ground floor with lounge, kitchen and shower room to the first floor. Complete with a gas central heating system, double glazing and gated courtyard accessed from Hollow Lane. Early/vacant possession is available with no chain delay of this fantastic and extremely rare purchase opportunity, with early inspection strongly advised.



Accessed through a wooden door with glazed inserts and side windows into:

**ENTRANCE HALL**

Door to bedrooms, study and bathroom. Stairs to first floor with understairs cupboard.

**BEDROOM**

13' 1" x 12' 6" (3.99m x 3.81m)  
Double glazed window to rear, beams to ceiling, two wall niches and radiator.

**BEDROOM**

12' 9" x 11' 8" (3.89m x 3.56m)  
Beams to ceiling, wall niche, radiator and two double glazed windows to rear.

**STUDY**

9' 1" x 9' 0" (2.78m x 2.75m)  
Full length double glazed window to front, radiator and mezzanine from kitchen with roof windows. Door to:

**BEDROOM**

12' 11" x 9' 2" (3.94m x 2.79m)  
Borrowed light window from study, further double glazed window to rear and radiator.

**BATHROOM**

8' 11" x 7' 6" (2.72m x 2.29m)  
Modern three piece suite comprising of WC, wash hand basin and free standing bath. Full tiling to walls and floor, heated towel rail and extractor fan.

**FIRST FLOOR LANDING**

**LOUNGE**

22' 8" x 24' 11" (6.91m x 7.59m)  
Impressive, vaulted ceiling with original beaming, two double glazed windows to rear, three roof windows, four radiators and door to shower room. Open to:



**KITCHEN**

16' 5" x 9' 1" (5m x 2.77m)  
Fitted with a good range of base, wall and drawer units with wooden work top over incorporating sink and drainer with mixer tap, matching handles and splashback tiling. Integrated electric oven, gas hob with cooker hood over, space for fridge/freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system and radiator. Double glazed window to rear, vaulted ceiling with beaming and balcony over looking the study.

**SHOWER ROOM**

5' 8" x 5' 3" (1.73m x 1.6m)  
Modern three piece suite comprising of WC, wash hand basin and shower cubicle with full tiling to walls and floor.

**EXTERIOR**

Gated access from Hollow Lane gives access to the shared courtyard.

