



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. At the crossroads with Hawcoat Lane/Rakesmoor Lane continue straight over into Dalton Lane and follow the road to the left, turning left into Cliff Lane where 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/solo.double.bottle>

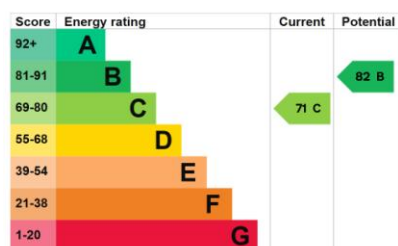
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



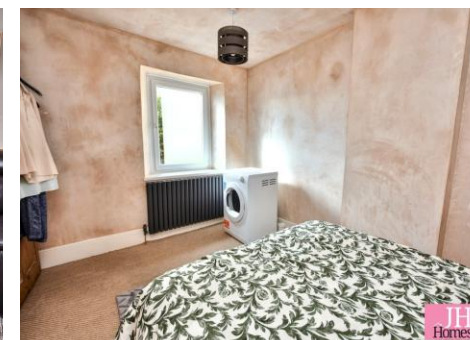
Estate Agency Act 1979

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6 Cliffe Lane,
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For more information call **01229 445004**

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LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional three bedroom mid terrace cottage which has been extended to afford a more comfortable sized property situated in this popular area of Hawcoat which is within walking distance of two popular public houses, bus stops and Lakes Parade shops. Comprising of entrance porch, lounge, dining room, fitted kitchen, rear vestibule and luxury bathroom to the ground floor with three bedrooms to the first floor. Complete with uPVC double glazing, gas fired central heating system, modern decoration throughout, front forecourt and rear yard. Early inspection is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door into:

PORCH

Door to:

LOUNGE

11' 8" x 14' 10" (3.56m x 4.52m)
Coal effect living flame gas fire with Adams style surround, radiator and uPVC double glazed window to front aspect. Open double doorway to:

DINING ROOM

13' 2" x 11' 9" (4.01m x 3.58m)
UPVC French style double glazed double doors to rear yard, door to stairs with understairs cupboard. Door to:

KITCHEN

10' 10" x 7' 7" (3.3m x 2.31m)
Fantastic kitchen fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splash back tiling. Space and point for gas cooker, space and plumbing for washing machine and space for fridge freezer. UPVC double glazed windows to side and open to:

REAR VESTIBULE

Wall mounted combination boiler for the hot water and heating system and door to:

BATHROOM

9' 1" x 6' 2" (2.77m x 1.88m)
Four piece suite comprising of WC, bath, shower cubicle and vanity wash hand basin. Tiling to walls, heated towel rail and uPVC double glazed window to side.



FIRST FLOOR LANDING

Storage cupboard, access to loft and doors to bedrooms.

BEDROOM

11' 11" x 14' 10" (3.63m x 4.52m)
Double, full width room with uPVC double window to front and radiator.

BEDROOM

13' 0" x 8' 11" (3.96m x 2.72m)
Further double room with uPVC double glazed window to rear and radiator.

BEDROOM

10' 1" x 8' 1" (3.07m x 2.46m)
Two uPVC double glazed windows to side and rear and radiator.

EXTERIOR

Gated forecourt leading to the front and enclosed rear yard with access to service lane.

