

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 past The Farmer's 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/potato.served.humid>

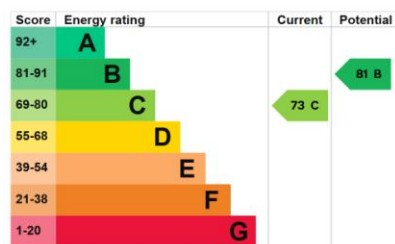
GENERAL INFORMATION

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



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

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Superior end of terrace barn conversion located within the historic Newbarns Village, set in an attractive courtyard of similar converted dwellings, within walking distance is 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 conversion including vaulted ceiling, feature beams, mezzanine and roof windows. With gas central heating system, double glazing and comfortable living accommodation comprising of entrance hallway, three bedrooms, one with an en suite and family bathroom to ground floor with lounge, kitchen, utility and WC to the first floor. Externally, there is a gated courtyard from Hollow Lane with access to the front entrance door. Early/vacant possession is available; no chain delay and viewings are strictly by appointment via the selling agents.



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

ENTRANCE HALL

Wood style laminate flooring, stairs to first floor with understairs cupboard and doors to three bedrooms and family bathroom.

MASTER BEDROOM

15' 0" x 14' 10" (4.57m x 4.52m)
Double room with two double glazed windows to front, beams to ceiling, two radiators and door to:

EN-SUITE

6' 3" x 6' 3" (1.91m x 1.91m)
Three-piece suite comprising of WC, wash hand vanity basin and shower cubicle. Full tiling.

BEDROOM

12' 0" x 14' 2" (3.66m x 4.32m)
Further double room with two double glazed windows to front, beams to ceiling and radiator.

BEDROOM

9' 8" x 10' 3" (2.95m x 3.12m)
Double glazed window to side and radiator.

BATHROOM

6' 4" x 8' 4" (1.93m x 2.54m)
Modern three piece suite comprising of WC, wash hand basin and bath with shower over. Full tiling to walls and floor, heated towel rail and extractor fan.

FIRST FLOOR

Open access to:

LOUNGE/DINER

21' 5" x 22' 6" (6.53m x 6.86m)
Double glazed windows to front, roof windows and impressive, vaulted ceiling with original beaming. Mezzanine over-looking entrance hallway, two radiators and door to:



KITCHEN

17' 3" x 14' 7" (5.26m x 4.44m)
Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap and splash back tiling. Integrated electric oven and gas hob with cooker hood over and space for fridge/freezer. Radiator, double glazed window to front, roof window and vaulted ceiling with beaming. Door to:

UTILITY ROOM

Space and plumbing for washing machine and space for dryer. Wall mounted combination boiler for the hot water and heating system. Door to:

WC

Modern two piece suite comprising of WC and wash hand basin. Full tiling and radiator.

EXTERIOR

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

