

Approx Gross Internal Area
103 sq m / 1105 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Take your first left into Dane Avenue, second right into Hartland Road and second right into Hill Road.

The property can be found by using the following "What Three Words": <https://w3w.co/learns.patch.bucked>

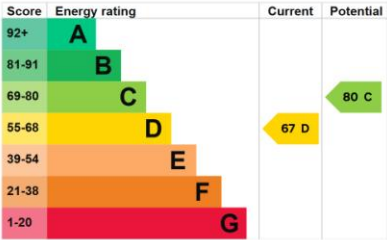
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all 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.



£280,000



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GARAGE & PARKING

69 Hill Road, Barrow-in-Furness,
LA14 4EX

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Traditional three-bedroom extended semi-detached family sized property occupying an enviable plot situated in this popular area of Hawcoat. Offered with uPVC double glazing, gas fired central heating system, modern kitchen/breakfast room and luxury shower room. Comprising of hallway, lounge, dining room, fitted kitchen with integral appliances, attached Garage, fully fitted master bedroom, two further bedrooms and shower room. Enclosed, low maintenance front garden and rear garden which is laid to lawn and has a greenhouse. Benefits from driveway leading to garage. 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 PVC door with glass inserts into:

HALLWAY

Entrance door, understairs cupboard and radiator. Traditional style décor with dado rail. Access to lounge, dining room and kitchen and stairs to first floor.

LOUNGE

12' 11" x 11' 9" (3.94m x 3.58m)
UPVC double glazed window to front, traditional style décor with dado rail and radiator.

DINING ROOM

12' 10" x 11' 4" (3.91m x 3.45m)
Coal effect living flame gas fire with feature surround. Modern décor with dado rail and radiator. UPVC French style double glazed double doors with matching side panels to rear garden.

KITCHEN

17' 1" x 9' 8" (5.21m x 2.97m)
Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink with mixer tap and splash back tiling. Two uPVC double glazed windows to rear and side, 4-ring electric hob and electric double oven. Space for dining table, radiator and external door to side.

FIRST FLOOR LANDING

UPVC double glazed window to side and gives access to all upper rooms.

BEDROOM

13' 5" x 10' 2" (4.09m x 3.1m)
Superb fitted bedroom comprising of wardrobes, drawer chests and bedside tables. Radiator and uPVC double glazed window to front.



BEDROOM

12' 10" x 10' 2" (3.91m x 3.1m)
UPVC double glazed window to rear and radiator.

BEDROOM

7' 4" x 7' 0" (2.24m x 2.13m)
Radiator and uPVC double glazed windows to front.

SHOWER ROOM

Luxury three piece suite comprising of WC, wash hand vanity basin and shower cubicle. Full tiling, contemporary décor and LED lighting. Radiator and uPVC frosted glazed windows to rear.

EXTERIOR

Ample driveway gives access to entrance door and garage. Low maintenance garden to front and garden to rear with patio, lawned area and greenhouse.

