

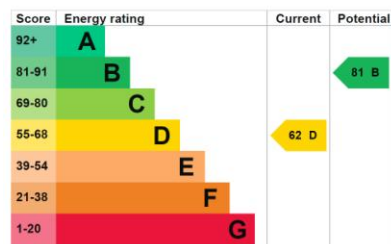
Total area: approx. 73.3 sq. metres (788.6 sq. feet)

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 opposite The Farmers pub you can find the property on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/period.overnight.prices>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, water and electricity 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.



£175,000



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**102 Hollow Lane,
 Barrow-in-Furness, LA13 9HY**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Charming cottage style property in traditional red brick situated in this popular and pleasant location within the town of Barrow-in-Furness. Long forecourt front garden area with lawn and borders, presented to an excellent standard by the present owner, gas fired central heating system with combination boiler and uPVC double glazing. In addition to the front garden area, there is an enclosed rear yard with useful outbuilding with the property itself comprising of entrance hallway, front dining room and rear lounge, fitted kitchen, utility area with store to the ground floor with full width bedroom, further bedroom and luxury four piece bathroom suite to the first floor. Considered suitable to a wide range of purchasers, particularly the first-time buyer or those wishing to downsize to a charming cottage style property with viewing being highly recommended.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALLWAY

Door to dining room and stairs to first floor.

DINING ROOM

9' 2" x 9' 6" (2.79m x 2.9m)

UPVC double glazed window to front, radiator and open to:

LOUNGE

12' 1" x 9' 6" (3.68m x 2.9m)

Feature electric fire set to original style fireplace, radiator and uPVC double glazed window to rear.

Open to:

KITCHEN

8' 10" x 6' 9" (2.69m x 2.06m)

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap. Integrated electric oven and four ring gas hob with cooker hood over. Under stairs area and door to:

UTILITY AREA

9' 6" x 6' 9" (2.9m x 2.06m)

External door to rear yard, space for fridge/freezer, storage cupboard and wall mounted combination boiler for the hot water and heating system.

FIRST FLOOR LANDING

Doors to all upper rooms.



BEDROOM

9' 2" x 13' 1" (2.79m x 3.99m)

Full width double room with wood laminate flooring, radiator and double glazed window to front.

BEDROOM

12' 1" x 7' 7" (3.68m x 2.31m)

UPVC double glazed window to rear and radiator.

BATHROOM

Four piece suite comprising of WC, wash hand basin, shower cubicle and bath. Half tiling to walls and double glazed window to rear.

EXTERIOR

Gated access from Hollow Lane and shared gated access from Fairfield Lane lead to the double fronted forecourt. Laid mostly to lawn, stone chipped areas and flagged pathway with established plants and access to the front door. To the rear is a pleasant slate flagged yard with store and access to rear service lane.

