

FREEHOLD



19 DALTON LANE, BARROW-IN-FURNESS, LA14 4HT

£235,000

FEATURES

- Modernised Semi-Detached House
- Quiet Old Hawcoat Location
- Gated Off-Road Parking
- Detached Double Garage/Utility Area
- Enclosed Rear Garden
- Gas CH System & uPVC DG
- Hallway, Lounge & Study Area
- Kitchen With Integral Appliances
- Three Bedrooms & Luxury Bathroom
- No-Chain Involved



-  1
-  2
-  3
-  Garage & Off Road Parking



We are delighted to present to the market this beautifully presented and tastefully decorated semi-detached home, situated in the highly sought-after location of Hawcoat. Ideally positioned close to local amenities, reputable schools, and excellent transport links, this attractive property has been thoughtfully updated and well maintained by the current vendor, offering stylish and comfortable living throughout. The accommodation briefly comprises of a welcoming entrance hallway featuring an elegant spindle staircase, leading to a spacious and inviting lounge with a versatile rear study area - perfect for home working or additional relaxation space. The property further benefits from a modern, fitted grey kitchen designed with both practicality and contemporary style in mind. To the first floor are three well-proportioned bedrooms, along with a fitted three-piece family bathroom suite complete with a luxurious jet spa bath, creating an ideal space to unwind. Additional benefits include central heating system, double glazing, and charming feature coloured glass windows that add character throughout. Externally, the property boasts a low-maintenance rear garden with a raised feature patio area, ideal for outdoor dining and entertaining. There is also access to a garage with an electric up-and-over door, useful utility area to the rear, and double gates providing off-road parking. The property is offered for sale with vacant possession, and early viewing is highly recommended to fully appreciate the accommodation on offer.

The property is accessed through a gate leading to a forecourt area and double-glazed entrance door to:

ENTRANCE HALL

Double glazed window, radiator, feature spindle staircase to the first floor and feature coloured glass borrowed light window. Door to:

LOUNGE

17' 8" x 9' 4" (5.38m x 2.84m) max

Double glazed bay window, radiator, wall-mounted fire, coved ceiling, and door leading to:

STUDY AREA

3' 9" x 6' 0" (1.14m x 1.83m)

Feature coloured glass window and is ideal as a compact home working space.

KITCHEN

15' 7" x 7' 10" (4.75m x 2.39m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Double glazed windows and door, radiator, integrated oven, four-ring hob with extractor over, breakfast bar, borrowed light coloured glass window, useful understairs storage and LVT herringbone flooring.

FIRST FLOOR LANDING

Double glazed frosted window, access to loft, spindle balustrade and doors leading to all bedrooms and bathroom.

BEDROOM

9' 11" x 9' 3" (3.03m x 2.82m)

Double glazed window to front and radiator.

BEDROOM

10' 6" x 9' 6" (3.2m x 2.92m)

Radiator and double glazed window to rear.

BEDROOM

7' 3" x 6' 11" (2.21m x 2.11m)

Double glazed window to rear and radiator.

BATHROOM

Fitted with a white three-piece suite comprising of a low-level WC, pedestal wash hand basin with mixer taps and panelled/enclosed spa-style bath with mixer taps and shower over. Tiled walls, coved ceiling, tiled flooring and double-glazed frosted window.

GARAGE & UTILITY AREA

22' 9" x 10' 4" (6.93m x 3.15m)

Detached garage with double glazed door and windows and light and power points. Loft storage space, stainless steel sink with taps, fitted wall and base units, plumbing for washing machine and 3.2KW storage heater. Built with cavity walls to building regulations suitable for a dwelling, offering excellent versatility.

GARDEN

Enclosed, easy maintenance rear garden with paved seating area, feature stone patio, access gate leading to the garage, outside water tap and double gates providing access to off-road parking.



Call us on
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GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected
 PLEASE NOTE: The property is situated adjacent to a Memorial Hall

DIRECTIONS:

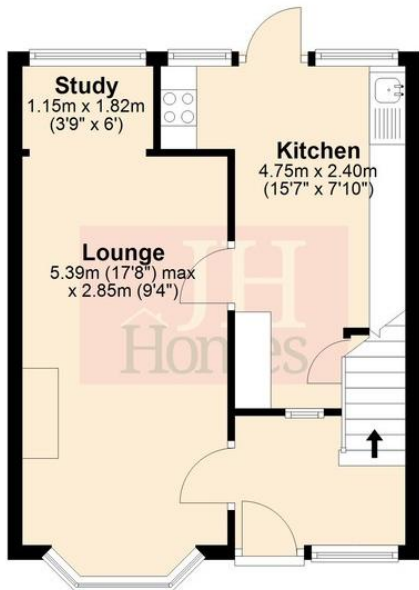
On entering Barrow via Mill Brow roundabout, take your first right into Dalton Lane and proceed up the hill and past Furness General Hospital on your left, at the crossroads with Hawcoat Lane continue straight over.

The property can be found by using the following "What Three Words":
<https://w3w.co/takes.broke.medium>

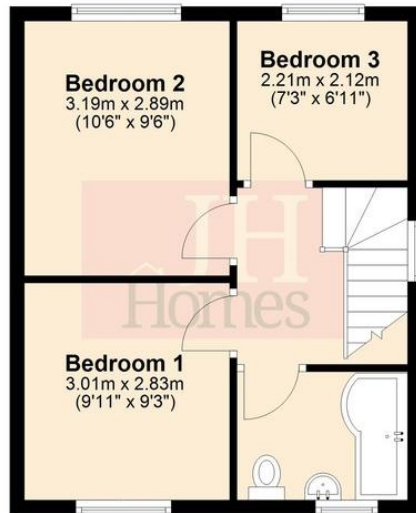
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

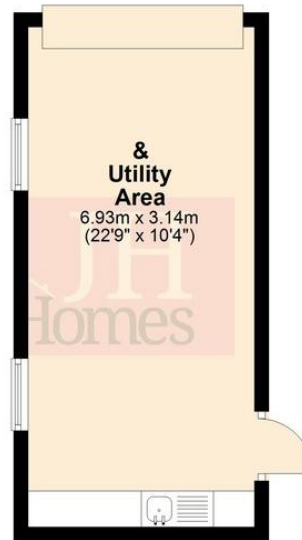
Ground Floor
 Approx. 35.6 sq. metres (382.9 sq. feet)



First Floor
 Approx. 33.9 sq. metres (364.5 sq. feet)



Garage
 Approx. 21.8 sq. metres (234.2 sq. feet)



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

