



Total area: approx. 63.9 sq. metres (687.6 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane. With Furness General Hospital approaching on your left, turn right into Glenridding Drive and your first left into Skelwith Drive.

The property can be found by using the following "What Three Words": <https://w3w.co/boot.player.advice>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



JH Homes

£220,000



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GARAGE & PARKING

**13 Skelwith Drive, Barrow-in-Furness,
LA14 4PF**

For more information call **01229 445004**

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

Traditional two bedroom semi-detached bungalow which has an added conservatory to afford an extra room situated in this popular area of Hawcoat. Offered with uPVC double glazing, gas fired central heating system and with the advantage of a garage (not vehicular accessed) and low maintenance gardens to front and rear. Comprising of entrance hallway, lounge with focal point electric fire, fitted kitchen, two double bedrooms, conservatory and luxury shower room. Low maintenance front and rear gardens which are enclosed for privacy considerations. There is also the advantage of a gated driveway for off- road parking. 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 into:

HALLWAY

Storage cupboard, Radiator and door to all rooms (except Conservatory).

LOUNGE

16' 6" x 10' 8" (5.03m x 3.25m)

UPVC double glazed window to front, electric fire with feature surround and radiator.

KITCHEN

8' 4" x 8' 8" (2.54m x 2.64m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless

steel with drainer, mixer tap and splash back tiling. Gas cooker point, plumbing for washing machine and uPVC double glazed windows to front.

BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m)

Radiator and uPVC double glazed window looking to conservatory.

BEDROOM

7' 9" x 8' 9" (2.36m x 2.67m)

Radiator and uPVC double glazed door to:



CONSERVATORY

8' 9" x 15' 3" (2.67m x 4.65m)

UPVC French style double glazed double door to rear garden alongside uPVC double glazed windows.

SHOWER ROOM

Three piece suite comprising of WC, shower cubicle and vanity wash hand basin. Cladding to walls, heated towel rail and uPVC double glazed window to side.

EXTERIOR

Gated driveway gives access to side entrance door and garage/store. Low maintenance garden to front and patio to rear, enclosed for privacy considerations.

GARAGE/STORE

No vehicular access.

