

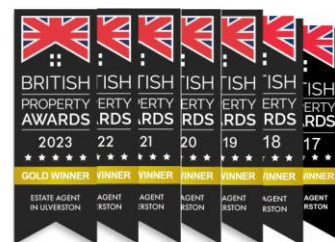
**DIRECTIONS**

Proceeding into Barrow along Abbey Road with the Hospital to your right-hand side, take the turning on the left onto Rating Lane. Continue down Rating Lane with Barrow Sixth Form Collage and St Bernard's Catholic High School on the left-hand side. Continue along Rating Lane towards the end and at the round about take the second exit onto Harrel Lane before taking your first left onto Hare Lane. The property can be found a short drive down on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/sketch.lucky.vague>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Barrow Borough Council  
 SERVICES: Mains Drainage, Gas, Water and Electricity



**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.




**9 Hare Lane, Barrow-in-Furness, Cumbria, LA13 9LL**

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Situated in a sought after location off Harrel Lane, this superb two bedroomed semi-detached property has been extended to the ground floor to create free flowing living space but also offers the ability to extend further. This well maintained property is a must for viewings and highly recommended for internal inspection. Offering gas central heating system, double glazing, welcoming hall, two separate reception rooms, additional ground floor bathroom, kitchen, conservatory, utility room. To the first floor are two bedrooms and shower room. Externally there is a driveway to provide off road parking, and to the rear is a pleasant garden with two patio areas and shed.



Accessed via a paved driveway with double wooden gates leading to the composite front door with decorative glazed inserts.

#### ENTRANCE HALL

Retained original style flooring, stripped pine doors and stairs provide access to the first floor. Overhead lighting, radiator with cover, access to the lounge, dining room, bathroom and useful understairs storage.

#### LOUNGE

10' 7" x 13' 7" (3.23m x 4.14m)  
Feature bay window to the front elevation, feature, period surround with fixed shelving to alcoves, picture rail, LVP flooring, TV point, power points and overhead lighting.

#### DINING ROOM

10' 8" x 13' 7" (3.25m x 4.14m)  
Second reception room with picture rail, exposed wooden flooring, centering around a decorative pine surround with cast iron inset. Multipaned French doors opening into the conservatory with an outlook towards the rear garden, further door and access to the kitchen, overhead light, power points, TV point and radiator.

#### KITCHEN

10' 4" x 7' 0" (3.15m x 2.13m)  
Fitted with a range of base, wall and drawer units with three sided working space featuring a one and a half bowl sink unit sat beneath the uPVC double glazed window. Integrated four ring gas hob, built under oven with concealed extractor over, neutral splashback tiling and spot lights to ceiling.

#### CONSERVATORY

10' 0" x 14' 1" (3.05m x 4.29m)  
Polycarbonate roof, power, light, TV point and provides ample relaxing or entertaining space with a pleasant outlook of the rear garden. Access to utility room and French doors opening into the garden.

#### UTILITY ROOM

5' 8" x 7' 6" (1.73m x 2.29m)  
UPVC double glazed window to the side, space and plumber for washing machine, overhead light and power points.

#### BATHROOM

Modern three piece suite in white comprising of panelled bath with triton shower over, central taps, wash hand basin and WC. Chrome effect fittings, white wall tiling and uPVC double glazed window with opaque glass to the side elevation.



#### FIRST FLOOR LANDING

Access to the loft, built in cupboard housing the bosch central heating boiler. Stripped internal doors with access to two bedrooms and separate shower room.

#### BEDROOM

10' 8" x 13' 6" (3.25m x 4.11m)  
Double glazed window, overhead light, power points and radiator.

#### BEDROOM

8' 2" x 13' 6" (2.50m x 4.11m)  
Currently set up as a nursery with uPVC double glazed window offering a pleasant outlook towards the garden, overhead light, power points and radiator.



#### SHOWER ROOM

Three piece suite in white comprising of walk in shower with rainfall shower head and recess display for toiletries, low level WC and wash hand basin. Wall mounted towel rail, panelling to walls and uPVC double glazed window to the side elevation.

#### EXTERIOR

To the front of the property are double wooden gates providing access to a paved driveway, wooden style gate provides pedestrian access to the side of the property leading to the rear garden. The rear of the property is mainly laid to lawn with borders containing plants and mature shrubs and trees as well as having a patio area.

#### OUTBUILDING

Great addition offering power, window and pedestrian access.

