



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.

Rose Cottage, 147 Hawcoat Lane,
Barrow-in-Furness, LA14 4HS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional cottage property situated in this most popular and convenient location towards the top of Hawcoat Lane. Having been comprehensively restored and modernised by the current owners over recent years and offering a spacious well-appointed home that will be appreciated upon inspection. Comprising of porch, entrance hall, through lounge/diner, snug, fitted kitchen, utility room, WC, three bedrooms and bathroom to first floor with open study to the landing as well as a drop down ladder to a loft space offering great potential. Extensive gravelled parking area to front (access over an un-lowered curb) and enclosed rear courtyard with seating space and access to garage/store. Gas central heating system, uPVC double glazing, presented to a high standard throughout and offering far-reaching views from the upper floors towards the Bay, Piel Island and beyond. A superb opportunity with earlier viewing invited and recommended with no upper chain.



DIRECTIONS

From Abbey Road turn up Dalton Lane, past the hospital and at the top turn left onto Hawcoat Lane. Proceed down Hawcoat Lane and Rose Cottage can be found on the right with The Bay Horse on the left.

The property can be found by using the following "What Three Words"
<https://what3words.com/runs.tune.oiled>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed from a traditional style open fronted porch with slate floor into:

PORCH

PVC door with double glazed arched pattern glass pane opening to

ENTRANCE HALL

Coat hooks to wall, wood grain effect laminate flooring and internal door to lounge/diner.

LOUNGE/DINER

23' 10" x 12' 5" (7.28m x 3.81m)

UPVC double glazed windows to the front and rear elevation, two radiators, central fireplace with wood surround and featuring an electric flame effect fire. Two wall light points, ample power sockets, TV and door provides access to snug and kitchen.

SNUG

10' 9" x 8' 2" (3.28m x 2.49m)

Adjacent to the kitchen with uPVC double glazed window to front with window seat offering aspect over the front forecourt area. Radiator, built-in wall cupboard with double doors and tiled recessed. Door to useful under stairs store and open access to kitchen.

KITCHEN

12' 0" x 10' 7" (3.66m x 3.23m)

Fitted with a modern range of base, wall and drawer units with granite effect work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Built in Bosch, eye level electric oven and microwave combination and electric hob. Radiator, ceiling light point, staircase to first floor and fully glazed uPVC door opens to utility room.

UTILITY ROOM

9' 6" x 6' 7" (2.92m x 2.02m)

Fitted with an area of work surface with recess and plumbing for washing machine and space for dryer. UPVC double glazed door and window opening to rear Courtyard and internal door to WC.

WC

Modern white suite comprising of low level, dual flush WC and wall hung wash hand basin with borrowed light window to utility.

FIRST FLOOR LANDING

Radiator, pine doors to bedrooms and bathroom and open access to a study area. Access to loft room by way of pull down ladder.

STUDY

7' 11" x 6' 1" (2.42m x 1.86m)

Could be enclosed to create further single room, access from drop-down wooden ladder to loft area. UPVC double glazed window, radiator, electric light and power.

BEDROOM ONE

12' 6" x 14' 2" (3.82m x 4.32m) widest points

Double room with uPVC double glazed window to front offering a lovely aspect over the rooftops of Barrow and towards Piel Island and the bay in the distance. Radiator, ceiling light point and power sockets.

BEDROOM TWO

12' 6" x 10' 8" (3.83m x 3.26m)

UPVC double glazed windows to rear and side. Further double room with built in wardrobe unit concealing the Glow Worm boiler for the central heating and hot water systems. Ceiling light point and radiator.

BEDROOM THREE

10' 11" x 8' 2" (3.34m x 2.49m)

Generous single or small double room with uPVC double glazed tilt and turn window to the front with deeper sill, offering a lovely view as before over the rooftops and towards Piel Island and The Bay. Radiator, power and light.

BATHROOM

10' 10" x 5' 5" (3.31m x 1.67m)

Fitted with a modern four-piece suite comprising of quadrant shower cubide with electric shower, pedestal wash hand basin with mixer tap, panelled bath and WC. Tiled splashback's, radiator, ducted extraction, wood grain effect laminate flooring and uPVC double glazed window with pattern glass pane with window seat to rear.

LOFT ROOM

15' 3" x 12' 9" (4.67m x 3.89m) widest points

Accessed by way of a pull down ladder with some limited head height and access to further loft room.

FURTHER LOFT ROOM

10' 9" x 7' 3" (3.30m x 2.23m)

Some reduced height, Facro double glazed skylight offering an excellent view as before with Blackpool Tower visible on a clear day in the distance. Low door offering access to a useful storage area.

EXTERIOR

To the rear of the property is a pleasant rear courtyard with slate flagged paths and steps leading to a gravelled seating area. From here there is a gate to the rear service lane and door to the garage/store.

To the front of the property is an extensive gravel forecourt area currently utilized for parking (with access over a low un-lowered curb). This area offers super potential for either parking or creating a garden dependent on the buyer's requirements.

GARAGE/STORE

15' 8" x 8' 11" (4.80m x 2.72m)

Up and over door, electric light and power.

