



Total area: approx. 69.1 sq. metres (743.4 sq. feet)

DIRECTIONS

From our office proceed along Queen Street to the traffic lights. At the traffic lights turn right onto the A590 heading to Barrow. At park road roundabout take the first exit onto Park Road. Proceed along this road and then take your first turning on the right into Rakesmoor Lane. Proceed along this road for approx 1.3 miles. At Paul French hairdressers take a right hand turn into Dalton Lane, turn first left into Cliffe Lane, then second left into Braunton Drive. The property is situated on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/unwanted.useful.nature>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, water and electric



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 **£240,000**



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GARAGE & PARKING

5 Braunton Drive, Barrow-in-Furness, Cumbria, LA14 4JE

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Delightfully situated in a popular residential cul-de-sac location within Hawcoat. This three bedroom detached home is offered for sale with no onward chain. Requiring updating to reflect today's standards with potential for further extension subject to the relevant planning permissions and approval. Comprising of entrance porch, 'L' shaped lounge/diner, kitchen with three bedrooms and bathroom to first floor. The exterior offers a long driveway to the side leading to a detached garage, lawned garden to front and low maintenance to rear. Making an excellent purchase for a range of buyers, early viewing is advised.



Passing the front garden, leading to a PVC door with double glazed inserts into:

PORCH

4' 1" x 5' 3" (1.24m x 1.6m)
Double glazed windows to side and front with pleasant outlook towards the cul-de-sac. Wooden door with glazed panelled inserts opening into:

LOUNGE/DINER

14' 1" x 15' 9" (4.29m x 4.8m)
Dual aspect room with picture window facing the front, looking out towards the cul-de-sac and double glazed window to rear. Living flame coal effect, gas fire set on a highly polished hearth and back with feature surround. Two overhead lights, power points, two radiators and telephone point. Open tread staircase to first floor. Access to kitchen.

KITCHEN

8' 6" x 7' 8" (2.59m x 2.34m)
Comprising of some base and one wall unit with worktop over incorporating stainless steel sink unit with single drainer. Double glazed window to rear, tiled splashback, wall mounted valiant boiler for the heating and hot water system, useful shelved pantry housing the consumer unit and meters. UPVC door to side.

FIRST FLOOR LANDING

Glazed window to side, access to loft, three bedrooms and bathroom.

BEDROOM

12' 11" x 9' 6" (3.94m x 2.9m)
Situated to the rear of the property with a uPVC double glazed window, radiator, storage cupboard with shelving, overhead light and power point.



BEDROOM

9' 6" x 8' 8" (2.9m x 2.64m)
UPVC double glazed window with a pleasant outlook, overhead light, power point, telephone point and radiator.

BEDROOM

5' 7" x 6' 9" (1.7m x 2.06m)
Single room with wardrobe over the stairwell, uPVC double glazed window, radiator, overhead light and power point.

BATHROOM

5' 6" x 6' 9" (1.68m x 2.06m)
Three piece suite comprising of bath with Setter Vanquish electric shower over and side screen, pedestal wash hand basin and low level WC. Fully tiled walls, panelling to ceiling, inset lighting and tiled flooring. UPVC double glazed window to rear.

EXTERIOR

Extensive driveway to side leading to the detached garage. Garden to front and low maintenance gardens to rear with greenhouse.

GARAGE

Up and over door.

