

Total area: approx. 92.1 sq. metres (991.7 sq. feet)

**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 take first turning on the left into Cowlarns Road. Proceed up the road where the property can be found on the right before you proceed round the bend.

The property can be found by using the following approximate "What Three Words" <https://what3words.com/groom.tools.planet>

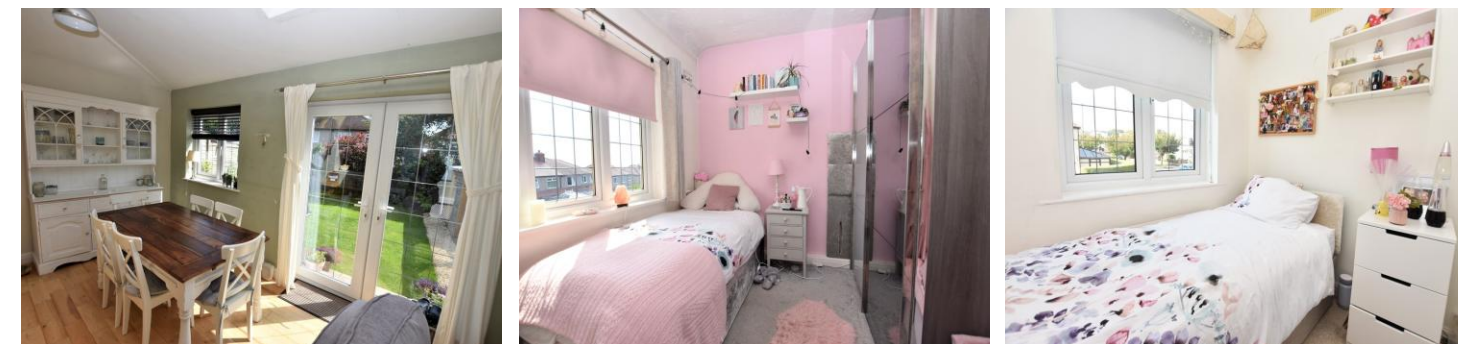
**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected.

EPC Awaited



**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.



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PARKING

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For more information call **01229 445004**

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Traditional semi detached home which has been lovingly cared for and extended by the current family owners. Situated in this popular and sought after residential location that offers excellent access to the surrounding amenities and Barrow Town Centre. Extended family sized accommodation with double glazing, gas fired central heating system and most attractive gardens to the rear. Comprising of entrance hall, lounge, kitchen, family/dining room with French doors to garden and three bedrooms and family bathroom to the first floor. Off road parking to front, access to side leading to rear garden which is an excellent feature of the house with lovely sunny aspects, lawn, patio covered seating area and garden storage shed, offering a perfect summer recreation space. Good level of presentation throughout that will be appreciated upon inspection, a lovely home suited to a wide range of buyers including the family purchaser.



Accessed through a feature PVC door with double glazed leaded inserts with matching window to side. Opening into:

**ENTRANCE HALL**

Picture rail, radiator behind decorative cover, wood grain flooring with border and staircase to first floor with painted newel post handrail and spindles. Door to lounge.

**LOUNGE**

22' 3" x 10' 8" (6.78m x 3.25m)  
Central feature, fireplace with white painted fire surround, traditional style inset with living coal flame fire and polished granite style hearth. Coving to ceiling, uPVC double glazed window to front with leaded upper panes, radiator and set of wooden half glazed doors give access to family room. Further door to kitchen.

**KITCHEN**

7' 11" x 11' 0" (2.41m x 3.35m)  
Open plan with the adjacent dining/family room. Fitted with a range of base, wall and drawer units with granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and attractive splashback tiling. Space for electric cooker with cooker hood over, space for American style fridge freezer, integrated washing machine and open doorway to useful walk in pantry with door giving access to additional pantry store. Velux double glazed rooflight, uPVC double glazed window to front and open access to dining area.

**DINING ROOM/FAMILY ROOM**

10' 0" x 22' 1" (3.05m x 6.73m)  
Set of PVC French doors opening to rear garden with two double glazed windows to either side and further natural light from two Velux double glazed roof lights. Range of units to one wall with display shelves above, wood grain effect flooring, radiator and spotlight clusters to the ceiling as well as pendant light point. Double doors lead back to lounge.

**FIRST FLOOR LANDING**

Turn at the three quarter landing with uPVC double glazed pattern glass window. Access to bedrooms, bathroom and loft access with drop down ladder.

**BEDROOM**

13' 4" x 9' 3" (4.06m x 2.82m)  
Double room with picture rail, radiator and ceiling light point. UPVC double glazed window to front with leaded glass panes.

**BEDROOM**

8' 7" x 9' 3" (2.62m x 2.82m) widest point  
Situated to the rear of the property with uPVC double glazed window with fitted blind looking down the garden. Radiator, ceiling light point and power points.



**BEDROOM**

7' 8" x 7' 1" (2.34m x 2.16m)  
Single room to front with uPVC double glazed window, radiator, ceiling light point and built in wardrobe with mirrored sliding door.

**BATHROOM**

5' 4" x 7' 1" (1.63m x 2.16m)  
Three piece suite in white comprising of bath with tiled bath panel, glazed shower screen and over bath electric shower, WC and wash hand basin. Tiled splashbacks along with half wall height, chrome ladder style towel radiator, recessed cupboard with shelving built into the wall and uPVC double glazed pattern glass window to rear.

**EXTERIOR**

To the front of the property is an excellent brick set drive with borders to the side and giving further access to the side leading to the rear garden.  
The rear garden is an excellent feature of this family home with sunny elevations, lawn, attractive patio and well stocked mature borders with mature trees, shrubs and bushes. Covered garden seating area with decked flooring and useful garden shed with perspex panels to the roof. Pergola to side with flagged path, water point, external socket and gated access leading back to the front.

