

Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

**DIRECTIONS**

From Furness General Hospital proceeding along Dalton Lane, at the junction with Hawcoat Lane and Rakesmoor Lane take a right hand turn onto Rakesmoor Lane. Proceed along this road with the Golf Club on your left hand side and just before Holker Old Boys football club the property is the last bungalow on the right. Identified by our pink for "Sale Board".

**GENERAL INFORMATION**

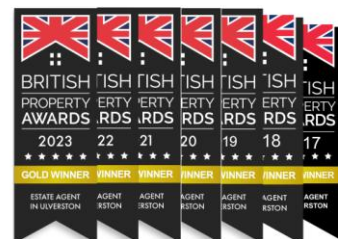
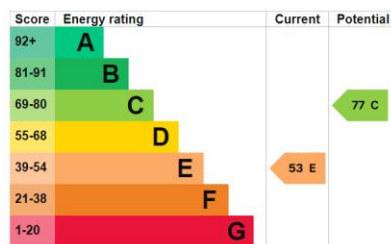
TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Westmorland and Furness Council

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

PLEASE NOTE: The property has had planning passed to change the loft room into a bedroom. REF B13/2023/0384. Plans are available in the office.



**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

90 Rakesmoor Lane,  
Barrow-in-Furness, LA14 4QB

For more information call **01229 445004**

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Positioned on a generous enviable plot in a sought after location of Hawcoat, this well presented two bedroom with attic room detached bungalow boasts a modern kitchen, spacious living accommodation, gas central heating system and double glazing. Comprising of front summer room, entrance hallway with access to lounge, kitchen, shower room, two bedrooms with further stairs leading to a developed attic room. Driveway situated to the side, ample outside space, thoughtfully designed to enjoy throughout the year. Mix of lawns, gravelled and paved areas, walled edging, planting, shrubs and trees to the rear. Viewing is highly recommended to appreciate this bungalow, offered for sale with the benefit of vacant possession and no upper chain.



Pedestrian gate with pathway leading to front and access to rear garden via both sides of the property.

#### SUN ROOM

6' 3" x 17' 1" (1.91m x 5.21m)

UPVC windows with fitted blinds to front taking advantage of the front garden. Door to:

#### HALLWAY

Open tread staircase to side, laminate flooring, smoke alarm, overhead light and internal doors lead to lounge, kitchen, shower room and the two bedrooms.

#### LOUNGE

16' 4" x 12' 0" (4.98m x 3.66m)

Three uPVC double glazed windows providing ample natural daylight. Focal, pebble style electric feature fire with surround, coving to ceiling, overhead light, radiator, tv point and power points.

#### KITCHEN

13' 6" x 12' 0" (4.11m x 3.66m)

Fitted with a comprehensive range of base, wall and drawer units with worksurface over incorporating inset stainless steel one and a half bowl sink unit with side drainer. Four ring gas hob, built under oven, extractor hood over, finished with splashback tiling, overhead light and power points. Plumbing for washing machine, cupboard housing combination boiler for heating and hot water system and glazed door to rear porch.

#### SIDE PORCH

Space for fridge/freezer, double glazed windows and PVC door providing access to the garden.

#### BEDROOM

11' 6" x 11' 11" (3.51m x 3.63m)

UPVC double glazed window to sun room, radiator and ceiling light point.

#### BEDROOM

11' 6" x 12' 2" (3.51m x 3.71m)

UPVC double glazed window to rear, ceiling light point and radiator.



#### SHOWER ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

Three piece suite comprising of low level, dual flush WC, wash hand basin inset to vanity area with storage under and separate shower enclosure with fixed shower. UPVC double glazed window to rear, mixture of tiling and cladding to walls, ceiling light point and ladder style radiator. Opaque uPVC double glazed window to rear.

#### ATTIC ROOM

16' 9" x 12' 0" (5.11m x 3.66m)

UPVC double glazed window offering a pleasant outlook towards the golf course and Black Combe in the distance. Ceiling light point, power points and storage to eaves.

#### EXTERIOR

Extensive driveway to front of the property leading to the front door and rear garden providing ample outside space thoughtfully designed to enjoy throughout the year. Mix of lawns, gravelled and paved areas and will appeal to both keen and aspiring gardeners.

