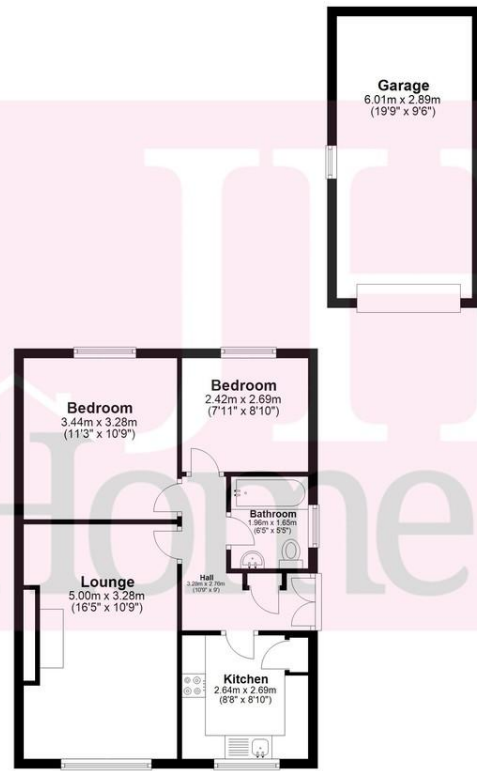


**Ground Floor**  
Approx. 69.2 sq metres (744.7 sq. feet)



**DIRECTIONS**

From Abbey Road proceed up Dalton lane heading towards the Hospital. Take the fourth turning on the right onto Whinlatter Drive. Proceed to the end and turn right onto Skelwith Drive where the property can be found on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/aside.skirt.pile>

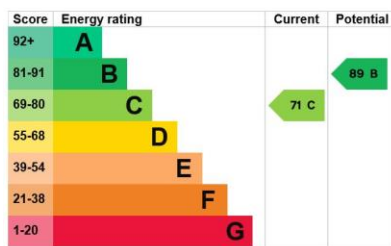
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water, gas and drainage are all connected.



**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.



**£198,500**



1



2



1



**GARAGE & PARKING**

**12 Skelwith Drive,  
Barrow-in-Furness, LA14 4PF**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent opportunity to purchase a traditional semi detached bungalow in this popular and sought after location. Perfect for a range of buyers including the retired purchaser and offers comfortable accommodation comprising hall, lounge, kitchen, two bedrooms and bathroom benefiting with gas central heating system and double glazing. Complete with drive to side, single garage, pleasant gardens to front and rear and offered with vacant possession/no upper chain. Early viewing is invited and recommended to appreciate this excellent bungalow and its great location.



Accessed from the side through a set of double, PVC glazed doors into:

**ENTRANCE HALL**

'L' shaped hall with radiator, access point to loft, doors to bedrooms, bathroom, lounge and kitchen as well as door to storage cupboard housing the electric meter, circuit breaker control point and shelving.

**LOUNGE**

16' 4" x 10' 9" (5.00m x 3.28m)  
Central fireplace with white surround, slate style inset and hearth with reproduction living coal flame effect electric fire. UPVC double glazed window to front with blind, radiator, ceiling light point and power.

**KITCHEN**

8' 6" x 8' 8" (2.61m x 2.66m)  
Fitted with a modern range of base, wall and drawer units with patterned work surface incorporating one and a half bowl sink and drainer with mixer tap, metallic bar handles and matching up stands. Recess and point for gas cooker, recess and plumbing for washing machine and recess and fridge. Door to boiler cupboard housing Potterton gas boiler for the heating and hot water systems and gas meter. Ceiling light point and uPVC double glazed window to front garden.

**BEDROOM**

11' 3" x 10' 7" (3.43m x 3.25m)  
Double room with uPVC double glazed window looking towards the rear garden, radiator, ceiling light point and power.



**BEDROOM**

7' 11" x 8' 9" (2.42m x 2.68m)  
Single room with uPVC double glazed window overlooking the pleasant rear garden. Radiator, ceiling light point and power.

**BATHROOM**

6' 5" x 5' 5" (1.96m x 1.66 m)  
Fitted with a three piece suite in white comprising of pedestal wash hand basin, WC and panelled bath with glass shower screen and over bath mixer tap shower. Tiled to wet areas, vinyl flooring, radiator, extractor fan and uPVC double glazed window with fitted blind.

**EXTERIOR**

Set on a pleasant level plot with the front garden area being flagged with border around the perimeter and stocked with a variety of shrubs and bushes. Driveway to side with access to the garage and gate to the rear garden. The rear garden has a flagged patio area with access to an area of lawn with shrubs and bushes to the borders.

**GARAGE**

19' 11" x 9' 5" (6.09m x 2.89m)  
Up and over door.

