



Total area: approx. 70.6 sq. metres (759.9 sq. feet)

**DIRECTIONS**

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and continue over the hill with Furness General Hospital on your left. Take your sixth right into Dunmail Raise and first right into Rydal Avenue and the property can be found on your left-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/lion.sang.rent>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



**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**

**£210,000**



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**WORKSHOP & PARKING**

**17 Rydal Avenue, Barrow-in-Furness,  
Cumbria, LA14 4NW**

For more information call **01229 445004**

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Traditional two bedroom semi detached bungalow which has been extended to afford an extra dining room and more comfortable sized property situated in this popular area of Hawcoat. Offered with uPVC double glazing, gas fired central heating system and with the advantage of a workshop and low maintenance gardens front and rear. Comprising of entrance vestibule, hall, lounge, fitted kitchen with adjoining dining room/breakfast room, two double bedrooms and shower Room. Enclosed, low maintenance front and rear gardens which are enclosed for privacy considerations. Advantage of a gated driveway for off road parking and workshop. Offered for sale with vacant possession having no upper chain and early inspection is both invited and recommended to appreciate this comfortable home.



Entered through a PVC door into:

**ENTRANCE VESTIBULE**

Door to:

**HALL**

Doors to lounge, kitchen, two bedrooms and shower room. Ceiling light point.

**LOUNGE**

16' 10" x 10' 5" (5.13m x 3.18m)

Coal effect living flame gas fire with chrome trim and Adams style surround, ceiling light point and radiator. UPVC double glazed window to front.

**KITCHEN**

10' 4" x 9' 4" (3.15m x 2.84m)

Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink and drainer, chrome handles and splashback tiling. Space and point for gas cooker, space and plumbing for washing machine. Inset spot lights to kitchen plinth, radiator, ceiling light point and uPVC double glazed windows to side. Open to:

**DINING ROOM**

11' 0" x 7' 11" (3.35m x 2.41m)

Two uPVC double glazed windows to side and rear, ceiling light point and radiator. External door to garden.

**BEDROOM**

12' 9" x 10' 5" (3.89m x 3.18m)

Double room with uPVC double glazed window to rear, ceiling light point and radiator.



**BEDROOM**

10' 4" x 10' 3" (3.15m x 3.12m)

Further double room with uPVC double glazed window to front, ceiling light point and radiator.

**SHOWER ROOM**

Three piece suite comprising of Double walk in shower, vanity unit housing low level, dual flush WC and sink with mixer tap and cupboards under. Modern dadding to walls, storage cupboard housing combination boiler for the hot water and heating system, ceiling light point and opaque uPVC double glazed window.



**EXTERIOR**

Gated driveway leading to front door and workshop. Low maintenance garden to the front and rear with patio and lawned area which are enclosed.

**WORKSHOP**

