

Total area: approx. 85.3 sq. metres (918.2 sq. feet)

**DIRECTIONS**

On entering Barrow from Mill Brow roundabout, take your fourth right into Dane Avenue. Take your second left into Hartland Road and second right into Hill Road and number 34 is on your immediate right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/priced.beats.props>

**GENERAL INFORMATION**

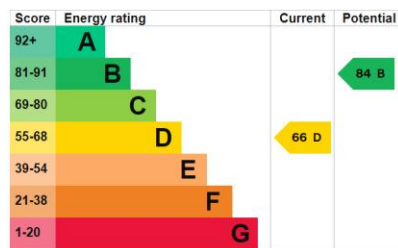
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: Planning approved under REF B21/2022/0004. Further information available through the office.

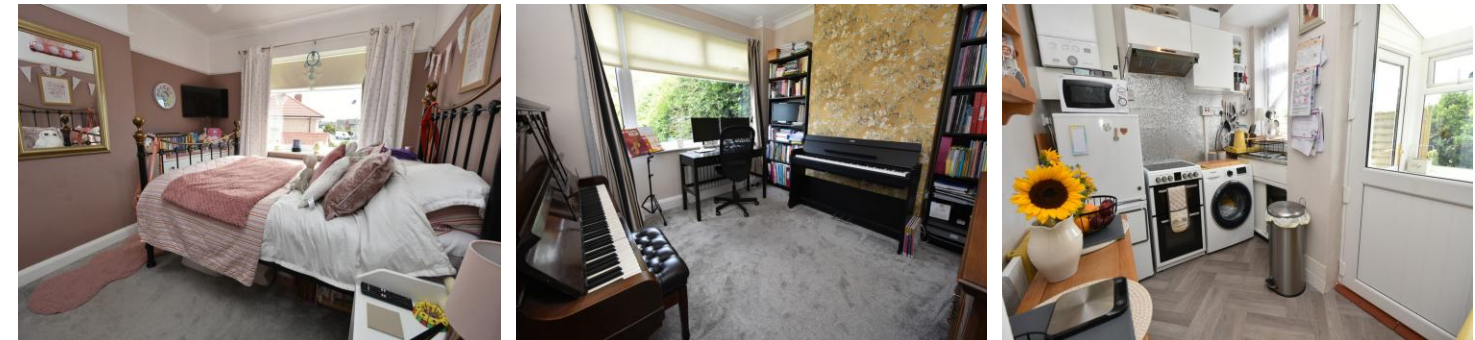


**Estate Agency Act 1979**

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.



**JH Homes** **£250,000**



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PARKING

**34 Hill Road,  
Barrow-in-Furness, LA14 4EY**

For more information call **01229 445004**

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Realistically priced traditional three bedroom semi detached house with planning permission granted to extend whilst already offering a comfortable family sized property. Situated on an enviable corner plot at the crossroads with Hartland Road in this ever popular area of Hawcoat. Offered for sale with uPVC double glazing, gas fired central heating system and accommodation comprising of hallway, lounge, dining room, kitchen, side porch to the ground floor as well as three good sized bedrooms, family bathroom and separate WC to the first floor. Enclosed, lawned front garden and excellent sized rear garden. Offered for sale with early inspection and recommended to appreciate this comfortable home.



Accessed through a PVC door to:

**ENTRANCE HALL**

Window to side, understairs storage and stairs to first floor. Doo to lounge, dining room and kitchen.

**DINING ROOM**

9' 10" x 11' 5" (3.02m x 3.50m)

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

**LOUNGE**

14' 1" x 11' 5" (4.31m x 3.50m)

PVC door with matching side panel to rear garden, feature brick fireplace extending to alcoves, ceiling light point and radiator.

**KITCHEN**

9' 2" x 5' 6" (2.80m x 1.70m)

Fitted with a wall and base with inset stainless steel sink and drainer, space for fridge/freezer, space and point for electric cooker and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system, ceiling light point and radiator.

Door to:

**SIDE PORCH**

Door to side garden.

**FIRST FLOOR LANDING**

Doors to bedrooms, bathroom, WC and UPVC double glazed window to side.

**BEDROOM**

11' 5" x 10' 0" (3.48m x 3.05m)

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



**BEDROOM**

12' 5" x 10' 0" (3.81m x 3.05m)

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

**BEDROOM**

8' 2" x 7' 5" (2.50m x 2.28m)

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

**BATHROOM**

Two piece suite comprising of vanity unit with cupboards and housing wash hand basin with mixer tap and panelled bath with screen and shower over. Ceiling light point and opaque uPVC double glazed window.

**WC**

Low level, dual flush WC, ceiling light point and uPVC double glazed window to side.

**EXTERIOR**

Ample driveway gives access to entrance door and front, side and rear gardens. Low maintenance garden to front and garden to rear with patio and lawned area. Enclosed for privacy considerations.

