



Total area: approx. 139.5 sq. metres (1502.0 sq. feet)

**DIRECTIONS**

On entering Barrow from Mill Brow roundabout, take your first right into Dalton Lane. Continue passed Furness General Hospital on your left hand side and turn right into Dunmail Raise where after a short while you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/books.guitar.brings>

**GENERAL INFORMATION**

- TENURE: Freehold
- COUNCIL TAX: D
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, gas, water and electric.



**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.




- 3 (Sofa icon)
- 3 (Bed icon)
- 2 (Bath icon)
- PARKING (Car icon)

**27 Dunmail Raise,  
Barrow-in-Furness, LA14 4NA**

For more information call **01229 445004**

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Detached three double bedroom family home occupying a favourable location in the heart of Hawcoat within walking distance to the highly regarded Dane Ghyl Community, public houses, bus routes, local shops and easy access to Furness General Hospital, Barrow Town Centre and the A590. Early inspection is strongly advised as the property has been well upgraded and maintained by the current vendor with contemporary decoration throughout and includes gas central heating system and uPVC double glazing. Comprising of porch, hallway, bow windowed lounge/diner with living flame gas fire, conservatory, kitchen, utility room, WC/wet room and secondary reception room to the ground floor with three double bedrooms and bathroom to the first floor. Off road parking to front, established, walled garden and two side aspect accesses to the rear garden which is enclosed for privacy considerations, laid mostly to lawn and enjoys a sunny aspect. Early internal inspection strongly recommended for this realistically priced property.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE PORCH**

UPVC double glazed window to side and door to:

**ENTRANCE HALL**

UPVC double glazed window to side, radiator, door to secondary reception room, storage cupboard, double doors to lounge/diner, door to kitchen and door to WC/wet room. Stairs to first floor.

**LOUNGE/DINER**

22' 6" x 12' 2" (6.86m x 3.71m)

Coal effect living flame gas fire with brass trim, marble effect back and plinth and Adams style surround, radiator, uPVC double glazed bow window to front and PVC French style double doors to:

**CONSERVATORY**

14' 1" x 10' 11" (4.30m x 3.33m)

UPVC double glazed windows to rear, radiator and external doors to patio.

**SECONDARY RECEPTION ROOM**

11' 1" x 8' 2" (3.38m x 2.51m)

UPVC double glazed bow window to front, wall mounted electric fire and door to WC/wet room.

**KITCHEN**

13' 5" x 9' 1" (4.10m x 2.77m)

Fantastic kitchen fitted with good range of base, wall and drawer units as well as larger cupboard with marble effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and pastel shaded splashback tiling. Glazed display unit and integrated electric oven, hob with cooker hood over, microwave and fridge/freezer. UPVC double glazed window to rear and door to:

**UTILITY ROOM**

Section of wall units and double base unit with worktop over incorporating stainless steel sink. Space and plumbing for washing machine, space for dryer and under stairs storage cupboard. UPVC double glazed window to rear and side and external door to front.

**WC/WET ROOM**

Two piece suite comprising of WC, vanity unit housing wash hand basin and draining to floor with wall mounted shower. Full tiling, heated towel rail, uPVC double glazed window to side and door to secondary reception room.



**FIRST FLOOR LANDING**

Doors to all upper rooms, storage cupboard and radiator. Loft access and uPVC double glazed window to side.

**BEDROOM**

12' 10" x 12' 2" (3.92m x 3.71m)

UPVC double glazed window to front aspect with views, storage cupboard and radiator.

**BEDROOM**

12' 2" x 9' 2" (3.71m x 2.80m)

UPVC double glazed window to rear garden and radiator.

**BEDROOM**

11' 4" x 9' 8" (3.47m x 2.95m)

Radiator and uPVC double glazed window to front.

**BATHROOM**

Four piece suite comprising of WC, shower cubicle and bath with mixer tap and shower over and vanity unit housing wash hand basin. Tiling to walls, heated towel rail and uPVC double glazed window to rear.

**EXTERIOR**

Off road parking to front extending to entrance door and side. Well established, enclosed gardens front and rear laid mostly to lawn.

**STORE**

Wall mounted combination boiler for the hot water and heating system.

