



Total area: approx. 108.2 sq. metres (1164.3 sq. feet)

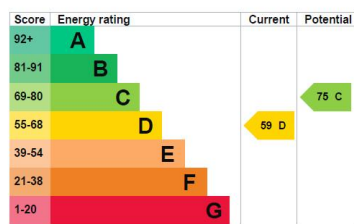
DIRECTIONS

On entering Barrow from Mill Brow roundabout, continue along Abbey Road, with Furness General Hospital on your right. At the Strawberry traffic lights, turn right into Hawcoat Labe and continue up the hill, turning right into Cowlarns Road where 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/cheer.those.again>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas, water and electricity 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.




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GARAGE & PARKING

11 Cowlarns Road,
Barrow-in-Furness, LA14 4HH
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Realistically priced traditional three bedroom semi-detached in this ever-popular cul-de-sac in Hawcoat. Comprising of hall, lounge, dining room with fabulous doused multifuel room heater and patio doors to rear garden, extended kitchen and three good sized bedrooms and bathroom to the first floor, all complemented with modern contemporary decoration and lighting, uPVC double glazing and gas fired central heating system. Off-road parking to the front extends to an attached garage, lawned front garden and excellent sized rear garden which is laid to lawn and has a fantastic summer house/office making a great addition for those working from home. Offered for sale with early inspection and recommended to appreciate this comfortable home.



Accessed through a set of double PVC doors with glazed inserts into:

ENTRANCE PORCH

Door to:

HALL

Door to lounge, dining room and kitchen. Stairs to first floor.

LOUNGE

12' 0" x 11' 0" (3.66m x 3.37m)

Central feature coal effect living flame gas fire with chrome trim and stone effect surround, picture rail, radiator and uPVC double glazed bay window to front.

DINING ROOM

12' 5" x 11' 3" (3.79m x 3.44m)

Multi fuel burner with slate back, plinth and wooden mantle, wooden flooring, picture rail and radiator. UPVC double glazed patio door with matching side panels to rear garden.

KITCHEN

11' 9" x 8' 10" (3.60m x 2.71m) widest points

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating with sink and mixer tap with chrome handles. Integrated electric double oven and hob with cooker hood over, washing machine and dishwasher. Space for fridge/freezer and space and plumbing for washing machine. Understairs cupboard, radiator and external door to side. Two uPVC double glazed windows to rear.

FIRST FLOOR LANDING

UPVC double glazed window to side and doors to all upper rooms.

BEDROOM

11' 4" x 11' 0" (3.46m x 3.37m)

Double room with uPVC double glazed bay window to front and radiator. Fitted furniture to include a bank of wardrobes offering ample hanging and shelving space.



BEDROOM

12' 5" x 11' 4" (3.80m x 3.46m)

UPVC double glazed window to rear, storage cupboard, radiator.

BEDROOM

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

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

BATHROOM

Three piece suite comprising of 'P'-shaped bath with shower above, wash hand vanity basin and WC. Cladding to walls, heated towel rail and uPVC double glazed window to rear.

EXTERIOR

Driveway leading to front door, garage and side aspect. There is a low maintenance garden to the front and excellent sized garden to the rear with patio and lawned area which is enclosed for privacy considerations.

SUMMER HOUSE

15' 7" x 8' 2" (4.75m x 2.51m)

Light and power.

GARAGE

14' 7" x 7' 8" (4.47m x 2.35m)

Up and over door and light and power. Wall mounted combination boiler for the hot water and heating system.

