



## St Pauls Church Hall Hawcoat Lane

Barrow-In-Furness, LA14 4HF

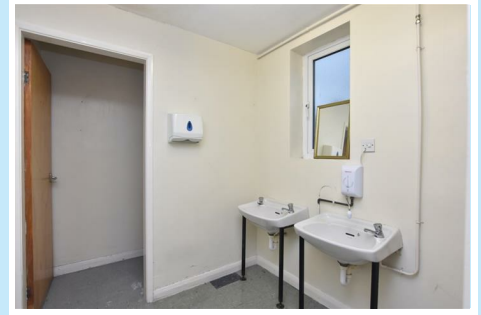
Offers Over £400,000



# St Pauls Church Hall Hawcoat Lane

Barrow-In-Furness, LA14 4HF

Offers Over £400,000



A detached redbrick and sandstone traditional property, formerly St Pauls Church Hall, with interesting potential. Of value and for versatility, there are separate drive access from both Hawcoat Lane and Wheatclose Road - also with individual doors into the building. From the Hawcoat lane elevation, timber door access.

## Porch

With inclined roof and a further door to room one.

## Room One

18'8" x 22'7" (5.70 x 6.90)

Side facing window, pine floor boards, central heating radiator, electric power point, fluorescent lights to the higher ceiling. Separate doors to the central hall, store and the meeting room.

## Store

9'10" x 8'6" (3.0 x 2.60)

With front facing UPVC, double glazed window.

## Meeting Room

18'8" x 22'7" ceiling height to 14'9" (5.70 x 6.90 ceiling height to 4.50)

Two side UPVC double glazed windows. Double pane radiator, electric power point, fluorescent lighting, doors to store and porch.

## Porch

Again, with external door to the Hawcoat Lane elevation and opaque glazed window.

## Store

10'9" x 7'2" (3.30 x 2.20)

With UPVC opaque double glazed window to the Hawcoat Lane elevation.

## Central Hall

26'10" x 43'3" (8.20 x 13.20)

Three rear facing upper wall windows, and a side UPVC double glazed window. Ceiling height of 4.8m, nine central heating radiators, fluorescent lighting, electric power point, strip timber flooring. Adjacent store of 4.0m x 3.60m with electric light and power. Side/store access area with rear door and storage access.

## Stage

Faces the hall, with raised timber boarded floor.

## Side Store Room

With external door to the front, further room of 5.0m x 2.60m with window, wash basin and electric lighting.

Twin UPVC double glazed doors, with three side full length UPVC windows, affords ramped access, from the side/Wheatclose Road elevation.

## Reception

18'0" x 10'9" (5.50 x 3.30)

With two radiators. Door to the hall/WC facilities for both gents/ladies.

## Kitchen

19'8" x 13'1" (6.0 x 4.0)

With same units, work surfaces, stainless steel sink and vanity basin. Plumbing for dishwasher, light and power, built in cupboard, serving doors to the hall. Electric boiler.

## Second Hall

overall 59'0" x 27'6" (overall 18.0 x 8.40)

Being a single story extension to the original building - requiring renovation. With rear borrowed light window. Two external UPVC doors to the side. Two store rooms (one is integral), nine central heating radiators, electric power points, compact store room, adjacent WC. UPVC opaque double glazed door for external access to the rear.

## Exterior

A traditional appealing property, of a distinctive appearance, being sandstone, slate roof, extension of red brick. A prominent location to the junction of Hawcoat Lane and Thorncliffe Road. Generous wrap around apron of tarmac, with perimeter and lower sandstone walling. Ample parking front and side with level foot access to the building. Side/rear complied is secure with steel twin width gates and garage/store within open tarmacked yard area to the rear.



## Road Map



## Hybrid Map

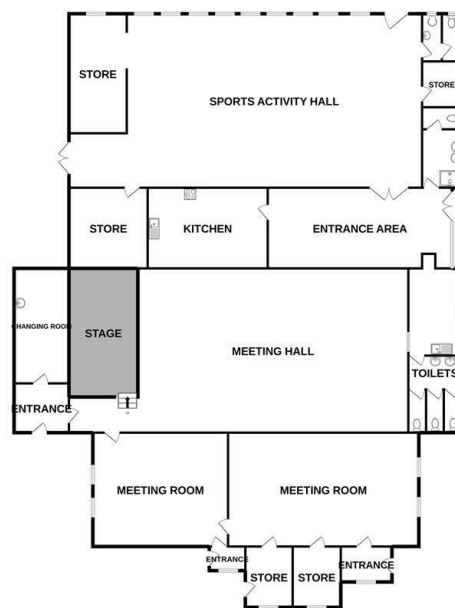


## Terrain Map



## Floor Plan

GROUND FLOOR  
5825 sq.ft. (541.2 sq.m.) approx.



TOTAL FLOOR AREA: 5825 sq.ft. (541.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metageo 12022



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
For more information on energy costs	EU Directive 2002/91/EC		For more information on CO <sub>2</sub> emissions	EU Directive 2002/91/EC	
England & Wales			England & Wales		