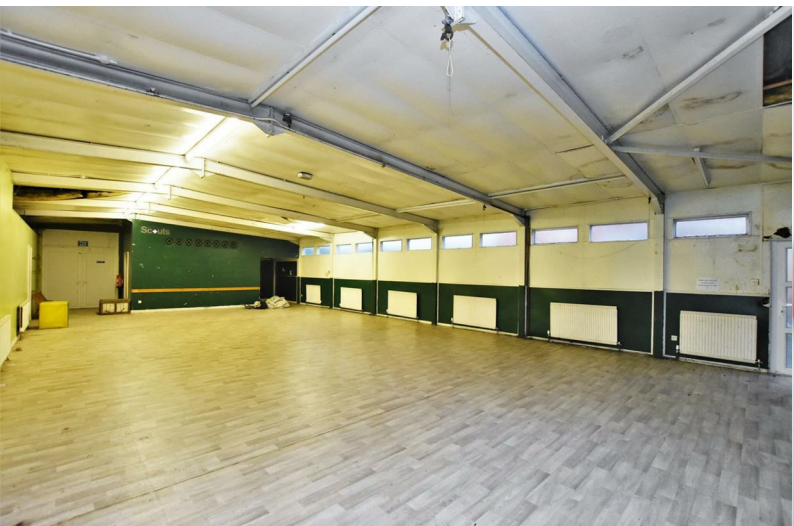




St Pauls Church Hall Hawcoat Lane

Barrow-In-Furness, LA14 4HF

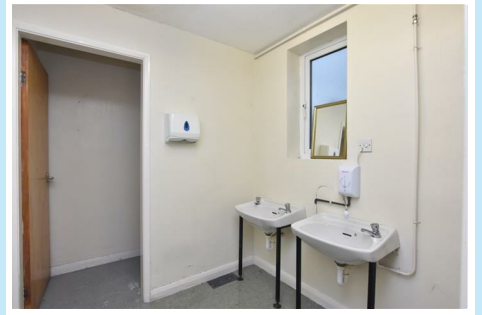
Offers Over £400,000



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



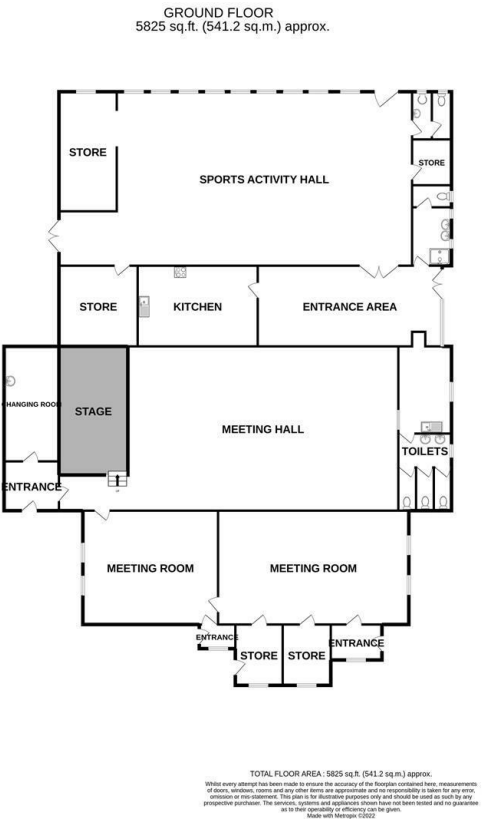
Hybrid Map



Terrain Map



Floor Plan



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:

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- 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

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