



## 1 Hawcoat Lane

Barrow-in-Furness, LA14 4HE

Offers In The Region Of £308,500





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Discover a blend of modern convenience and classic charm in this four-bedroom townhouse within a prestigious residential location. High ceilings, abundant natural light, and original features create a warm and inviting atmosphere throughout. The house offers spacious double bedrooms, a beautifully maintained wrap-around garden for relaxation, and the practicality of off-road parking. Don't miss this opportunity, call today to arrange a viewing.

## Approach

As you approach the property there is a front garden which follows around to the side of the property. There is lawn and a pathway leading to the front door. To the side aspect of the property there is a block brick paved driveway.

## Living Room

17'1" x 15'7" (5.21 x 4.76)

The living room is a spacious room which has been tastefully decorated and fitted with complimentary grey carpeting. The room boasts a bay window, covings and a feature wood burner.

## Kitchen Diner

13'9" x 17'0" (4.20 x 5.20)

The kitchen has been fitted with gloss wall and base units with gloss work surfaces and cream subway brick tiled splashback. There is also a feature central island creating an ideal space for casual dining which makes this the perfect social hub of the home. Additionally there is space for freestanding appliances and dining table.

## Utility Room

6'0" x 11'3" max (1.84 x 3.44 max)

The utility room is a great addition to the property and has been fitted with base units and work surfaces with space for freestanding appliances.

## Bedroom One

17'8" x 15'10" (5.40 x 4.83)

The first bedroom is situated to the front aspect of the property and is a spacious room. The room has been neutrally decorated and fitted with grey carpeting, it also boasts covings, a bay window and fitted wardrobes.

## Bedroom Two

14'0" x 12'7" (4.28 x 3.85)

The second bedroom has been tastefully decorated with grey carpeting and painted walls, the room boasts twin aspect windows and fitted wardrobes.

## Bathroom

5'4" x 10'2" (1.64 x 3.11)

The bathroom has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a bath with an over bath shower attachment.

## Bedroom Three

10'9" x 14'6" (3.30 x 4.42)

A spacious room with tasteful decor and carpeting.

## Bedroom Four

14'11" x 9'1" (4.55 x 2.77)

Again a spacious room with tasteful decor and carpeting.

## Shower Room

7'8" x 2'5" (2.35 x 0.74)

The shower room has been fitted with a three piece suite comprising of a low level flush WC, vanity sink and a shower cubicle.



- Ideal Family Home
- Modern Decor Throughout
- Gardens to Front and Side
  - Off Road Parking
  - Gas Central Heating

- Popular Location
- Close to Amenities
- Three Storey Victorian Home
  - Double Glazing
  - Council Tax Band - C





## Road Map



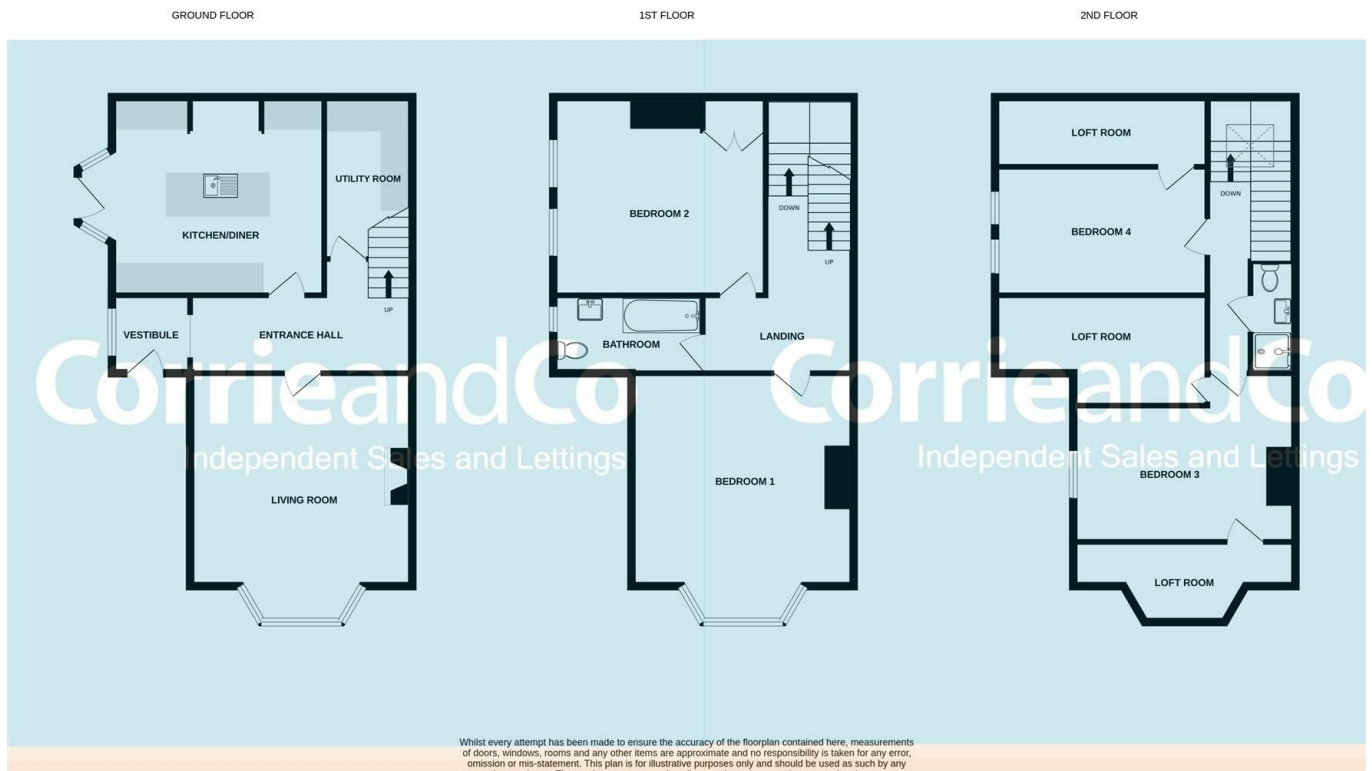
## Hybrid Map



## 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:

- 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.

