

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



66 Hawcoat Lane

Barrow-In-Furness, LA14 4HQ

Offers In The Region Of £400,000





This charming four bedroom semi-detached property, located in a highly sought-after area close to local amenities, makes for an ideal family home. It offers spacious living accommodation, including a generously sized living room and kitchen, perfect for family gatherings. The property features traditional elements throughout, adding to its unique character. Outside, you'll find off-road parking for convenience and a delightful rear garden, ideal for outdoor activities and relaxation. This property is also available with no onward chain!

As you approach the property there is a driveway for off road parking and a front garden with lawn, mature shrubberies and flower beds.

As you enter the property you arrive into the hallway which provides access to the lounge, sitting room, kitchen/diner/family room and staircase. The lounge has been tastefully decorated and is situated to the front aspect of the property. The room boasts a bay window, feature fireplace, covings and picture rails. The sitting room is a generously sized room and has been tastefully decorated and boasts covings, picture rails and a feature fireplace. There is also patio doors which provide access into the rear garden. The kitchen diner/family room is a spacious open-plan space. The kitchen has been fitted with shaker style stone and pale green wall and base units with wood effect laminate work surfaces, there is also an island which has been fitted with a quartz worksurface. The appliances include Rangemaster cooker, slide out bin and a cast iron radiator. There is also space for freestanding appliances and the room has been fitted with engineered wood flooring. There is also ample space for dining and doors which provide access to the rear garden.

The utility is a great addition to the property which has been fitted with wood effect wall and base units with black laminate work surfaces. There is space for a washer, dryer and storage. The shower room has been fitted with a three piece suite comprising of a WC, pedestal sink and a shower cubicle with an electric shower attachment.

To the first floor there are four bedrooms and a family bathroom. The first bedroom is situated to the front aspect of the property and has been tastefully decorated and fitted with carpeting. The room also boasts a bay window, picture rails and a feature fireplace. The second bedroom is situated to the rear aspect of the property and has been tastefully decorated. The room also boasts picture rails. The third bedroom is situated to the rear aspect of the property and is a generously sized room which has been tastefully decorated and fitted with carpeting. The room also boasts a feature fireplace and picture rails. The fourth bedroom is situated to the front aspect of the property and has been fitted with carpeting. The bathroom has been fitted with a three piece suite comprising of a WC, pedestal sink and a bath with an over bath shower attachment.

To the rear of the property there is a well maintained private garden which has multiple seating areas, patio lawn and a decked areas surrounded with mature shrubberies ideal for outdoor seating and relaxation.

Hallway

6'6" x 17'0" (2.00 x 5.19)

Lounge

11'10" x 15'7" (3.61 x 4.76)

Sitting Room

11'8" x 16'4" (3.57 x 4.98)

Kitchen/Diner/Family Room

17'10" x 14'7" + 12'10" x 6'7" (5.44 x 4.46 + 3.93 x 2.02)

Ground Floor WC shower room

4'7" x 8'0" (1.41 x 2.45)

Utility Room

7'10" x 8'4" (2.39 x 2.55)

Landing

6'7" max x 16'7" (2.01 max x 5.08)

Bedroom One

11'10" x 15'7" max (3.61 x 4.75 max)

Bedroom Two

11'10" x 13'1" (3.61 x 4.01)

Bedroom Three

9'1" x 12'7" (2.79 x 3.85)

Bedroom Four

6'9" x 5'8" (2.07 x 1.75)

Bathroom

6'9" x 6'4" (2.06 x 1.95)

Garage

7'3" x 14'11" (2.22 x 4.57)



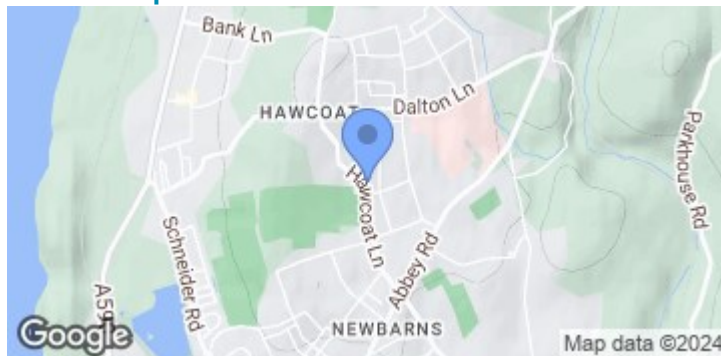
- Ideal Family Home
- Traditional Featured Throughout
 - Off Road Parking
 - Garden Front and Rear
 - Gas Central Heating
- Popular Location
- Spacious Living Accommodation
 - No Onward Chain
 - Double Glazing
 - Council Tax Band - D



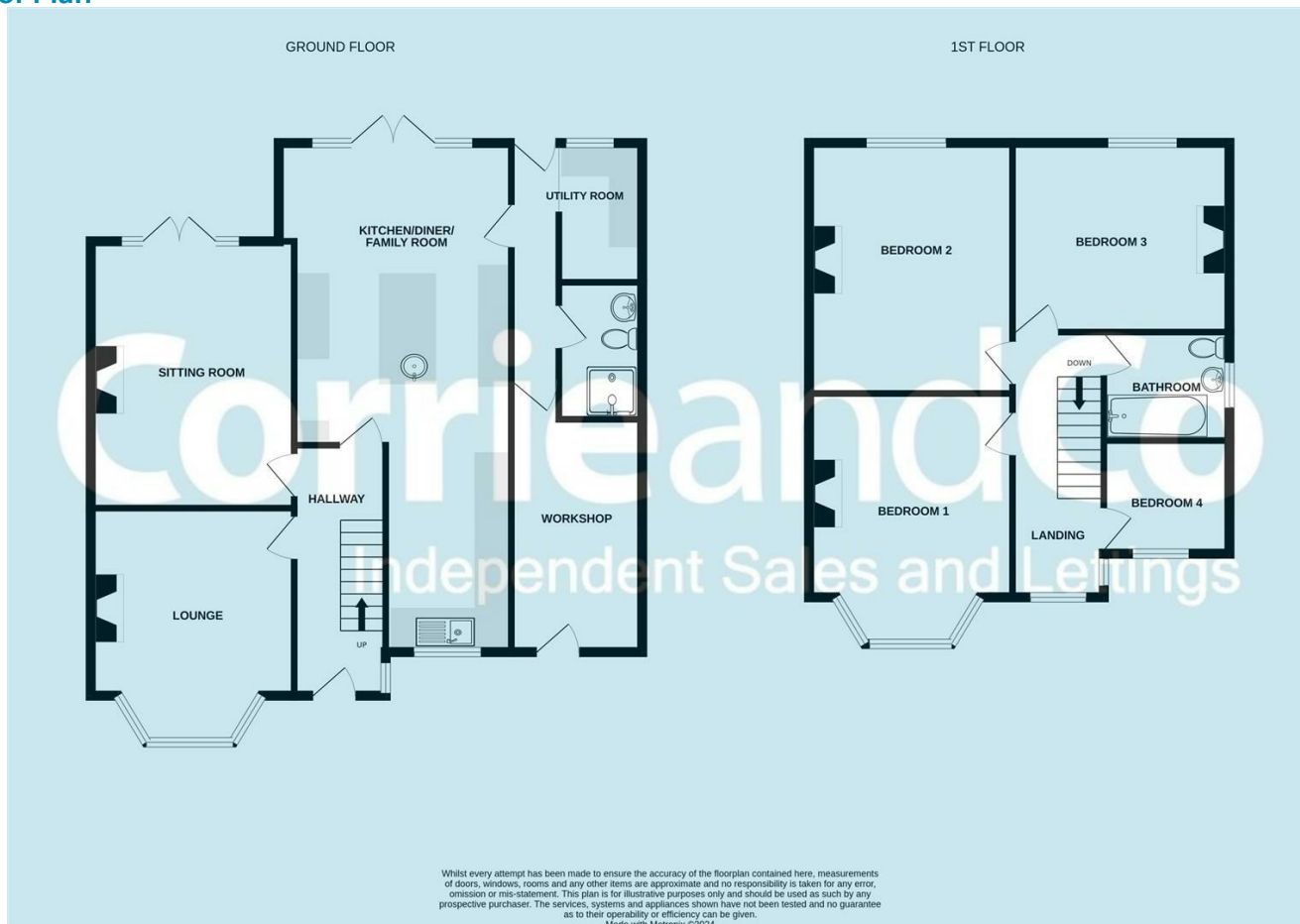
Road Map



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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

