



## 12 Hawke Street

Barrow-In-Furness, LA14 1LX

Offers In The Region Of £95,000



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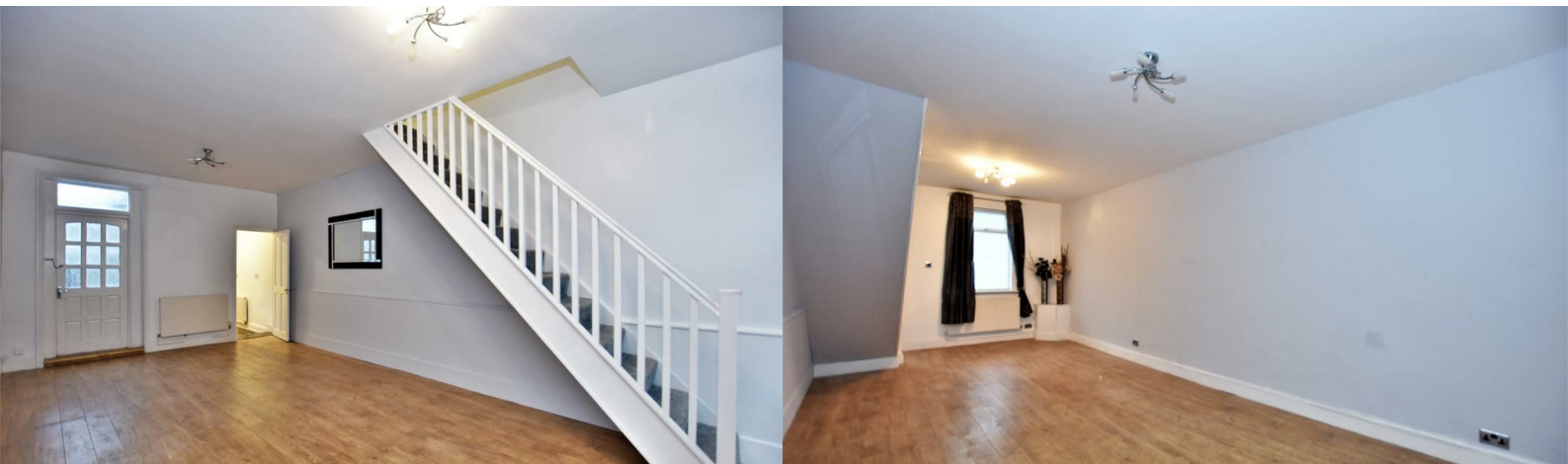
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# 12 Hawke Street

Barrow-In-Furness, LA14 1LX

## Offers In The Region Of £95,000



*This well-presented three-bedroom terraced property, located in a prime central location near the town center, is an excellent opportunity for first-time buyers or investors. Offering neutral decor throughout, the property is being sold with no onward chain. Currently tenanted, there is potential to purchase with the tenant in situ, providing an immediate income stream for investors.*

As you enter the property you arrive into the open plan lounge diner which provides access to the kitchen, staircase and rear yard. The lounge is a spacious room with neutral décor. The kitchen has been fitted with wood effect laminate wall and base units with black laminate worksurfaces. The integrated appliances include a single oven, gas hob and extractor fan. The bathroom has been fitted with a three piece suite comprising of a low level flush WC, pedestal sink and a bath with over bath shower attachment.

To the first floor there are three bedrooms. The bedrooms have all been neutrally decorated and carpeted. There is a further loft area to the second floor which is a great addition to the property and has been neutrally decorated with carpeting and a Velux window.

To the rear of the property there is a yard area ideal for outdoor seating and relaxation.

### Lounge Diner

23'11" x 11'11" (7.30 x 3.64 )

### Kitchen

14'2" x 6'7" (4.33 x 2.03 )

### Bathroom

5'11" x 6'0" (1.81 x 1.83)

### Bedroom One

12'1" x 8'9" min 11'11" (3.70 x 2.68 min 3.64 )

### Bedroom Two

8'11" max 5'7" min x 11'5" max 8'6" min (2.73 max 1.71 min x 3.50 max 2.61 min )

### Bedroom Three

8'7" x 6'8" (2.63 x 2.04)

### Loft Area

11'9" x 7'4" x 17'1" into eaves (3.59 x 2.26 x 5.23 into eaves )

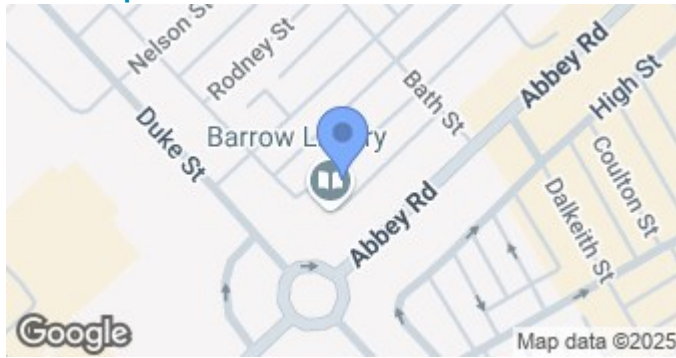




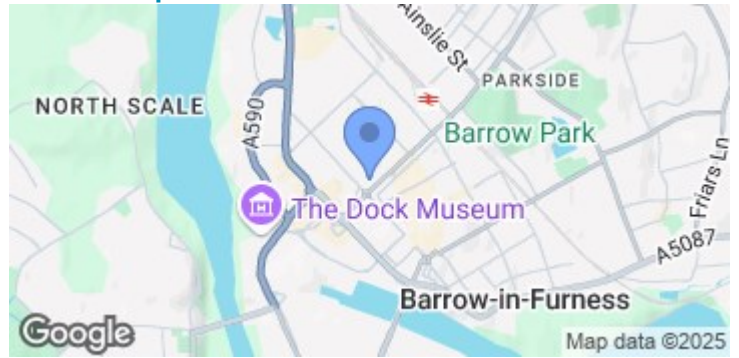
- Ideal for Investors or First Time Buyers
  - Neutral Décor Throughout
    - No Chain
    - Gas Central Heating
- Close to Town Centre
  - Rear Yard
  - Double Glazing
  - Council Tax Band - A



## 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.

