

# CorrieandCo

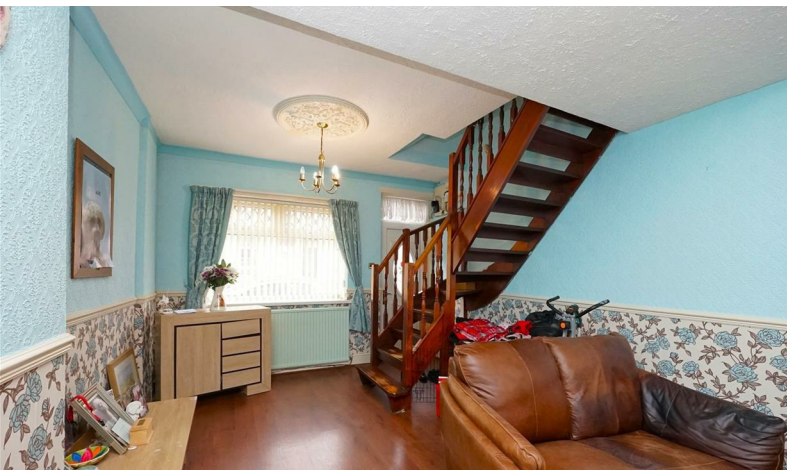
INDEPENDENT SALES & LETTING AGENTS



## 46 Hawke Street

Barrow-In-Furness, LA14 1LX

Offers In The Region Of £85,000



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***This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts three well-proportioned bedrooms, and a bathroom that is conveniently located. The location is particularly advantageous, as it is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, excellent transport links make commuting and exploring the surrounding areas straightforward and convenient.***

As you enter this property you arrive into a spacious reception room, boasting an open staircase leading to the first floor. The reception room features a gas fire with a black wood surround and a marble hearth, and has been decorated with a wood effect laminate flooring. From here, you can access the kitchen, which has been fitted with cream wall and base units, and granite effect laminate work surfaces, with white tile splash back, and a vinyl flooring, with space for free standing appliances. The ground floor bathroom can be accessed from here, sitting to the rear aspect of the property, comprising of a bath with an over head shower attachment, a pedestal sink and a WC, decorated with tiled walls.

To the first floor you will find three bedrooms. The first double bedroom sits to the front aspect of the property featuring a decorative wallpaper and a laminate flooring. The second double bedroom is of good size and also features a decorative wallpaper with a laminate flooring. The third bedroom sits to the rear aspect of the property.

Externally, you will find a private rear yard ideal for outdoor seating.

### Reception

24'0" x 12'0" (7.32 x 3.66)

### Kitchen

10'10" x 6'9" (3.32 x 2.08)

### Bathroom

6'10" x 6'4" (2.10 x 1.94)

### Bedroom One

12'0" x 12'6" (3.68 x 3.83)

### Bedroom Two

10'11" x 8'11" (3.35 x 2.74)

### Bedroom Three

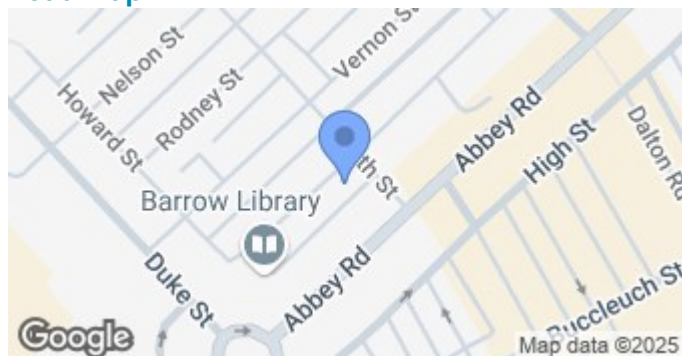
6'11" x 6'9", (2.13 x 2.08,)



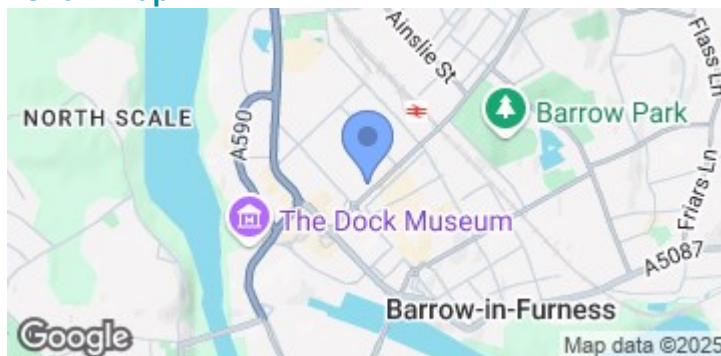
- Three Bedrooms
- Close To Amenities
- Close To Transport Links
- Double Glazing
- Yard To Rear
- Ideal For A Variety Of Buyers
- Gas Central Heating
- Council Tax Band - A



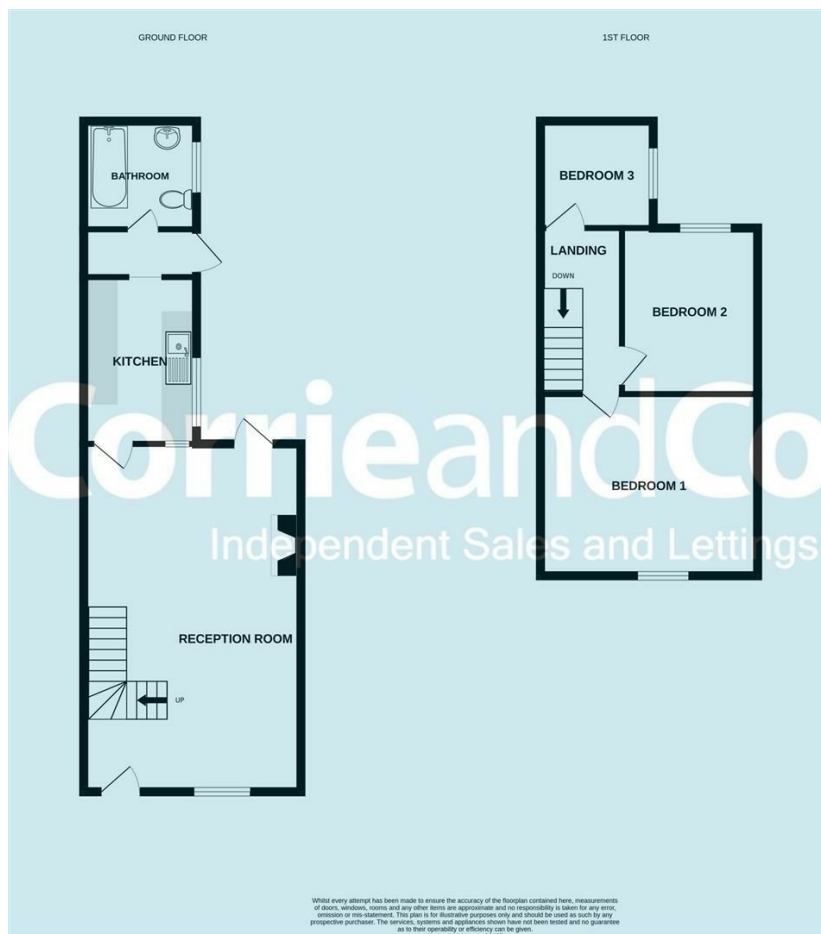
## Road Map



## 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.

