



PRICE £269,950

**1 HAWKSHEAD GARDENS, BARROW-
IN-FURNESS, CUMBRIA, LA14 4LY**

This is a nicely appointed bungalow that offers well-proportioned accommodation that benefits from gas-fired central heating and double glazing throughout. The property itself sits within a generous sized plot with gardens to 3 sides and extensive parking leading to a garage. The property does require modernisation and further upgrading, however we believe this will be a popular property for couples or families. No Upper Chain.



3



1



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Garage &
Driveway
Parking

Lounge



DIRECTIONS

satnav users enter: LA14 4LY and the number 1
what3words app users enter: scenes.buns.tags

LOCATION

Hawkshead Gardens is a large cul-de-sac that is situated in the popular Hawcoat area of Barrow. The immediate area offers several amenities including Dane Ghyll Primary School, Furness General Hospital, a regular bus service, hair salon, The Bay Horse pub, The Kings Arms pub plus a convenience store/off-licence.

DESCRIPTION

This property sits centrally within the garden plot, which has a level areas of lawn to the front and side and a large patio garden to the rear. The accommodation is accessed through a small entrance porch that in turn leads into the hallway which has doors leading into all of the living accommodation and also two built-in cupboards providing useful storage. There is also a large ceiling hatch with a fitted ladder leading into the roof space.

The dual aspect lounge is a nicely proportioned room with the fireplace being the central focal point, finished with a decorative surround and a gas coal-effect fire set within. There is coving to the ceiling and concealed lighting within the alcoves.

The kitchen has a traditional dark oak style finish to the cupboard and drawer fronts and a lighter coloured laminate work surface, with a tiled finish to the walls behind and power points for worktop appliances. There is an integrated double oven with a gas hob and concealed cooker hood, plumbing for a washing machine beneath the sink and space for an upright fridge/freezer. The room also has a built-in cupboard providing further storage. There is a second enclosed porch area with an external door leading onto the driveway.

There are three double bedrooms in all, the first offering a lovely outlook onto the front garden, a second overlooking the side garden and the third which is located to the rear of the property having direct access through the glazed door onto the patio.

The bathroom is fitted with a traditional three-piece suite with modern white sanitary ware and chrome-effect fittings to the panelled bath and also to the pedestal wash hand basin. There is a close-coupled WC, a wall-mounted ladder style radiator plus a shower over the bath with a folding glazed screen alongside.

Externally, there is gated access onto the private driveway that runs alongside the bungalow and leads to the detached garage that is located to the rear of the property. The garage has an 'up and over' door to the front and window openings to the side and rear elevations. There is extensive parking available on the driveway for several vehicles.

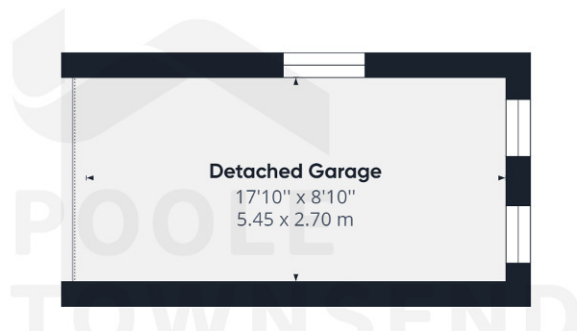
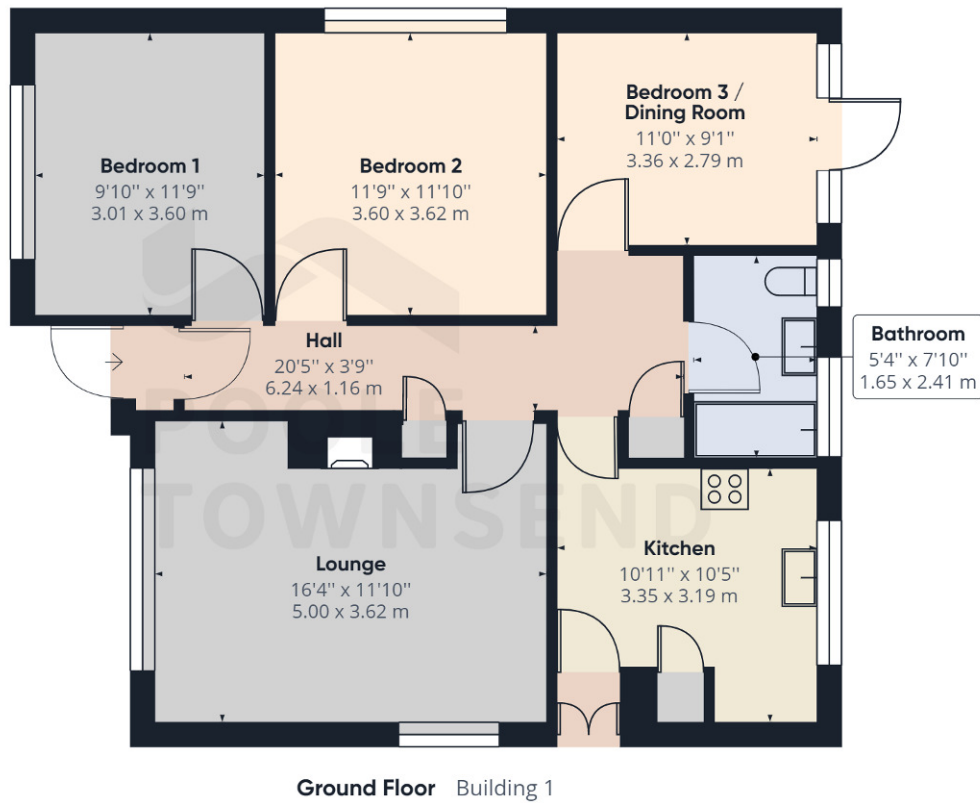
The garden areas comprise of traditional lawns which extend around the front and side of the property, with planted borders and a footpath that leads to a rear access gate that takes you into the large and private patio space.

What we love about the property...

"We know this property's popular location will attract interest, however we think it's the large gardens and the great sized accommodation that will appeal to the majority of potential buyers."



Property layout



Your viewing appointment is on _____

Additional information

Council Tax Band: D
Local Authority: Barrow in Furness Borough Council
Services: Mains gas, electricity, water and drainage
Tenure: Freehold

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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Internet connection and speeds are available
<http://www.rightmove.co.uk/broadband-speed-in-my-area.html>