



**FOR
SALE**

POOLE
TOWNSEND
01229 811811



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TOWNSEND**

Hawcoat Lane, Barrow-In-Furness, LA14 4HL
£235,000

2 1 2



Set in an elevated position above the pavement/road, this property offers improved privacy from passing pedestrians and traffic. The accommodation features two separate reception rooms, fitted kitchen overlooking the garden, two double bedrooms, bathroom and a separate WC. There is a private driveway with a carport, garden to the front and an closed garden to the rear. This popular area is very well connected with a regular bus service and many other amenities including Hawcoat Park Sports & Social Club, hair salon, pubs and Furness General Hospital etc.

Location

What3Words///payer.loudly.fend

Description

The central hallway has open access onto the staircase, which is immediately in front of you as you enter the house, providing a useful storage beneath. Doors to either side of the hallway lead to the two reception rooms, including a bay fronted lounge that overlooks the front garden. The room has a central fireplace with a painted surround, a marble conglomerate inset and hearth with an inset fire with coal effect detailing.

The second reception area provides the ideal dining space with plenty of room for a 4-6 place table and chairs and easy access into the adjacent kitchen. This naturally light room has dual aspect windows plus a wall mounted gas fire and fitted cupboard to the alcove.

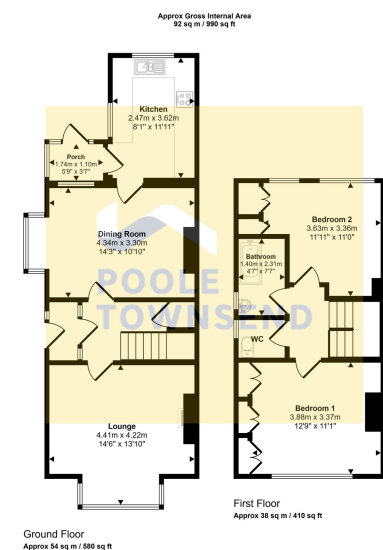
The fitted kitchen offers plenty worktop space and fitted cupboards and drawers throughout the room with space for a fridge and a freezer beneath the worktop and plumbing for a washing machine. There is an integrated oven/grill, gas hob with tiled splashback and a concealed cooker hood above. The side door leads you into a glazed porch and onwards into the enclosed rear garden where there is lawn, patio and mature trees providing height.

The landing leads you to all of the remaining accommodation, including a separate WC, 2-piece bathroom with a white suite and a

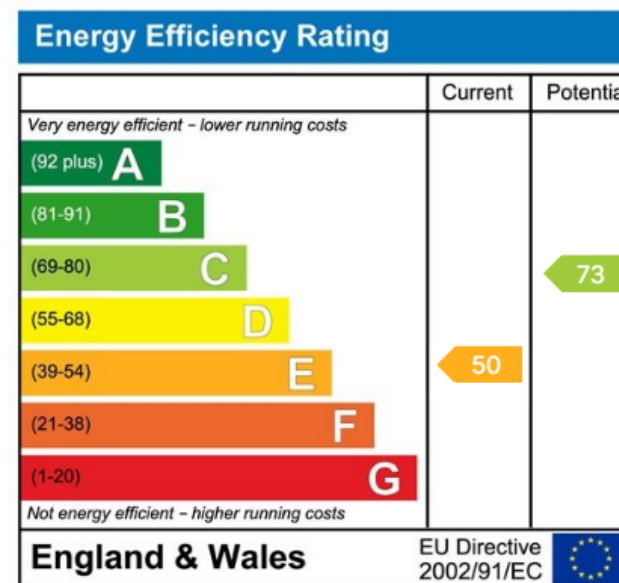




- Semi Detached property
- Two Reception Rooms
- Two Double Bedrooms
- Large Rear Garden
- Popular Location
- Private Driveway And Car Port
- Fitted Kitchen
- Bathroom With Separate WC
- Elevated Position With Privacy
- Council Tax Band C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafting 360.



Visit us at
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