



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	96
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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Hawthorn Road, Barrow, BB7 9EE

Offers In Excess Of £220,000

THE IDEAL FIRST HOUSE IN A PRIME LOCATION

Nestled in the charming village of Barrow, this recently built semi-detached house is a gem waiting to be discovered. Boasting a spacious open plan living/kitchen/diner, this property is perfect for those seeking a modern and comfortable living space.

With one reception room, two cosy bedrooms, and a well-appointed bathroom, this home is ideal for first-time buyers or a young family looking to settle into their first abode. The driveway, extending along the side of the property, offers ample space for multiple vehicles, ensuring convenience for homeowners and guests alike.

The recently improved back garden is a delightful retreat, perfect for hosting gatherings or simply unwinding after a long day. Imagine enjoying a cup of tea in the tranquillity of your own outdoor oasis.

Don't miss out on the opportunity to make this house your home in this wonderful neighbourhood. Book a viewing today and step into the peaceful and welcoming lifestyle that awaits you at Hawthorn Road.

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Hawthorn Road, Barrow, BB7 9EE

Offers In Excess Of £220,000



- Immaculate Semi Detached Property
- Two Bedrooms
- Open Plan Living
- Three Piece Family Bathroom
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking and EV Charging Point
- Tenure Freehold
- Council Tax Band: B
- EPC Rating: B

Ground Floor

Reception Room

15'6 x 13'9 (4.72m x 4.19m)

Composite entrance door, two UPVC double glazed windows, central heating radiator, TV point, stairs to first floor and open access to kitchen.

Kitchen

11'2 x 8'4 (3.40m x 2.54m)

UPVC double glazed window, central heating radiator, smoke alarm, range of high gloss wall and base units with laminate worktops, integrated oven with four burner gas hob and extractor hood, stainless steel sink with draining board and mixer tap, integrated fridge and freezer, plumbing for washing machine, wood effect laminate flooring and door to rear hall.

Rear Hall

5'2 x 5 (1.57m x 1.52m)

Door to WC and UPVC double glazed frosted door to rear.

WC

5' x 3'4 (1.52m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate flooring.

First Floor

Landing

10'8 x 7'5 (3.25m x 2.26m)

Smoke alarm, doors leading to two bedrooms and family bathroom.

Bedroom One

13'9 x 11'5 (4.19m x 3.48m)

UPVC double glazed window, central heating radiator and door to storage.

Bedroom Two

13'9 x 7'5 (4.19m x 2.26m)

UPVC double glazed window, central heating radiator and door to storage.

Bathroom

7' x 5'11 (2.13m x 1.80m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with direct feed shower overhead, part tiled elevations and wood effect laminate flooring.

External

Rear

Enclosed laid to lawn garden, elevated gravel areas, bedding areas and paved patio.

Front

Laid to lawn garden, tarmac drive and EV charging point.

