

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Hawthorn Road, Barrow, BB7 9EE

### £385,000

A WONDERFUL, FOUR-BEDROOM DETACHED FAMILY HOME

Nestled on Hawthorn Road in Barrow, this stunning new build property is a dream family home waiting to be embraced. Boasting a tasteful and stylish interior decor, this detached house offers ample space with 4 bedrooms, 2 bathrooms, and a spacious 1,076 sq ft layout.

Built in 2021, this property is perfect for a growing family seeking comfort and convenience. The open plan kitchen/dining room is ideal for hosting family meals and gatherings, while the generous rear garden provides a delightful space for children to play and for entertaining guests.

Conveniently located with easy access to the A59 for commuting, this home also features off-road parking and a single garage, ensuring both practicality and ease for the residents.

If you are in search of a modern, family-friendly abode with a perfect blend of functionality and style, this property on Hawthorn Road is the ideal choice for you.

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# Hawthorn Road, Barrow, BB7 9EE

£385,000



- Tenure Freehold
- Council Tax Band E
- EPC Rating B
- Off Road Parking
- Detached Property Ready To Move Into
- Four Bedrooms
- Contemporary Fitted Kitchen
- Ideal Family Home With Viewing Essential
- Enclosed Low Maintenance Rear Garden Space
- Easy Access To major Commuter Routes

## Ground Floor

### Entrance

Composite double glazed door to hall.

### Hall

15' x 4'7 (4.57m x 1.40m)

Central heating radiator, tiled floor, UPVC double glazed window, stairs to first floor, doors to WC, reception room, cloakroom and kitchen.

### Reception Room

15'5 x 11'1 (4.70m x 3.38m)

UPVC double glazed window, central heating radiator and television point.

### WC

5'4 x 2'11 (1.63m x 0.89m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled floor.

### Kitchen/Dining Area

19'4 x 9'9 (5.89m x 2.97m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units, laminate work top, oven with four ring gas hob, extractor hood, glass splash back, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer, enclosed Ideal Logic boiler, tiled floor, door to utility and UPVC double glazed French doors to rear.

### Utility

6' x 4'2 (1.83m x 1.27m)

UPVC double glazed window, plumbed for washing machine, dryer and tiled floor.

## First Floor

### Landing

UPVC double glazed window on stair return, central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and storage.

### Bedroom one

9'11 x 9'2 (3.02m x 2.79m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

7' x 6' (2.13m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, part tiled elevation, tiled effect flooring, illuminated mirror and shaving point.

### Bedroom Two

10'1 x 9'11 (3.07m x 3.02m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Three

10'3 x 9'2 (31.39m x 2.79m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'1 x 6'10 (2.77m x 2.08m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'4 x 5'7 (1.93m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan and tiled effect flooring.

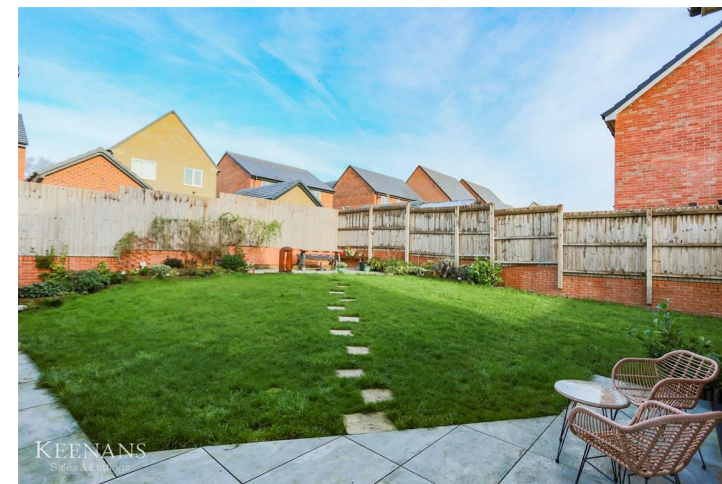
### External

#### Rear

Laid to lawn garden, paved patio and bedding areas.

#### Front

Laid to lawn garden, bedding areas, drive for off road parking and single garage.



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