



**POOLE  
TOWNSEND**

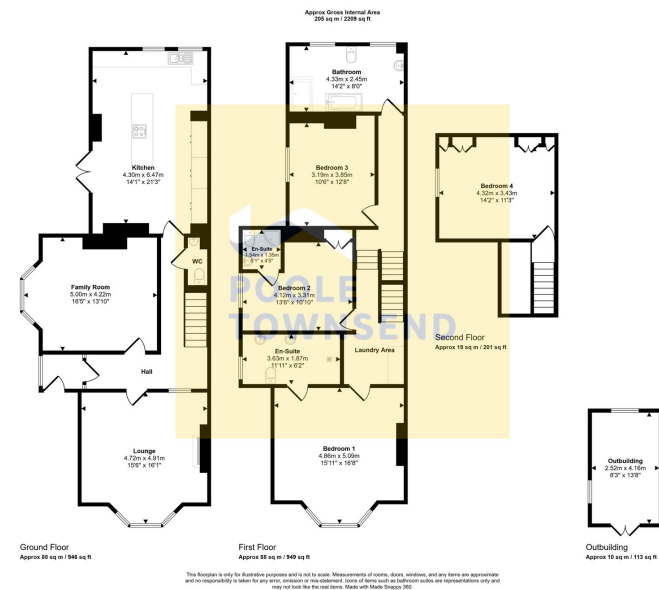
9 Hawcoat Lane,  
£450,000

4 3 2



- 4 Bed Semi-Detached House
- Electric Gates Open Onto An Extensive Driveway
- A Fully Enclosed Low-Maintenance Garden
- Featuring Two Reception Rooms
- An Impressive Kitchen With A Cosy Sitting Area
- Three Double Bedrooms & Two With En-Suites
- A Further Bedroom On The Upper Floor
- Ideal For Modern Family Living
- A Useful Home Gym Outbuilding
- A Family Bathroom & Laundry Area





**NEW!** A substantial and superbly upgraded family home offering extensive accommodation over three floors, combining contemporary comforts with attractive period features. Electric gates open onto an extensive driveway with ample parking and turning space, while the fully enclosed, low-maintenance garden includes artificial lawn, flagged patio and a useful home gym outbuilding. Internally, there are two reception rooms, including a bay-fronted lounge with solid-fuel stove, a stylish cloakroom and an impressive kitchen with cosy sitting area, media wall, inset fireplace, large island, breakfast bar and integrated appliances. The first floor provides three double bedrooms, two with en-suites, a family bathroom and laundry area, with a further bedroom on the upper floor. A superbly versatile home ideal for modern family living.



Visit us at  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
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We are open  
 Monday – Friday 9.00 – 5.00  
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