



FREEHOLD

6 HAWCOAT LANE, BARROW-IN-FURNESS, LA14 4HE

£299,000

FEATURES

- Rare Purchase Opportunity
- Traditional Style Semi-Detached
- Convenient Location
- Gas CH System & Double Glazing
- Entrance Porch & Hallway
- Lounge & Dining Room
- Breakfast Kitchen, Utility Area & WC
- Three Bedrooms & Bathroom
- Anderson Shelter. Garden To Rear
- Ample Parking To Front



- 1
- 2
- 3
- Off Road Parking



A superb opportunity to acquire a traditional semi-detached family home in a highly sought-after residential location, conveniently situated close to local shops, schools, bus routes, Furness General Hospital and within easy reach of Barrow town centre. Offering spacious and versatile accommodation, this property is ideally suited to a range of buyers, including families, first-time purchasers and investors. While some updating and modernisation would be beneficial, this has been reflected in the highly competitive asking price, presenting an excellent opportunity to create a wonderful long-term home. The accommodation briefly comprises of an entrance porch, welcoming hallway, lounge, dining room enjoying a delightful outlook over the rear garden, kitchen/breakfast room, utility area, and cloakroom/WC. To the first floor are three well-proportioned bedrooms and a family bathroom. The property further benefits from a gas central heating system and double glazing throughout. Externally, the home is complemented by well-established gardens, with the rear garden featuring mature trees and being predominantly laid to lawn, providing an attractive outdoor space for families and keen gardeners alike. A driveway accessed from Hawcoat Lane provides parking for several vehicles and leads to the main entrance, with the added benefit of a traditional Anderson shelter within the grounds. Offered for sale with vacant possession and no onward chain, this excellent property presents a rare opportunity to purchase a spacious family home in a popular and convenient location. Early viewing is strongly recommended to fully appreciate the potential, position and generous accommodation on offer.

Accessed through a PVC door into:

PORCH

Entrance door, glazed windows to the front and traditional door to:

HALLWAY

Radiator, understairs storage cupboard, access to the lounge, dining room and kitchen, plus stairs to the first floor.

LOUNGE

17' 3" x 12' 6" (5.26m x 3.81m)

Double glazed bay window to the front and electric fire set on slate plinth with brick back and oak stained surround. Traditional décor with cornicing and picture rail, plus a radiator.

DINING ROOM

14' 6" x 12' 10" (4.42m x 3.91m)

Traditional décor, two radiators and external PVC door with matching side panel to the rear garden.

KITCHEN/BREAKFAST ROOM

13' 11" x 10' 3" (4.24m x 3.12m) max

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric cooker point, space for a breakfast table, radiator, window to the side and door to:

REAR VESTIBULE

External door to the rear garden. Open to:

UTILITY AREA

4' 9" x 5' 1" (1.45m x 1.55m)

Window, plumbing for a washing machine and wall mounted combination boiler for the heating and hot water system. Open to:

WC

Complete with high level flush WC and window.

FIRST FLOOR LANDING

Window and doors to all upper rooms.

BEDROOM

15' 0" x 13' 2" (4.57m x 4.01m)

Radiator and double-glazed window to the front.

BEDROOM

14' 10" x 12' 11" (4.52m x 3.94m)

UPVC double glazed window to the rear, fitted wardrobes and a radiator.

BEDROOM

9' 0" x 10' 8" (2.74m x 3.25m)

Radiator and uPVC double glazed window to the side.

BATHROOM

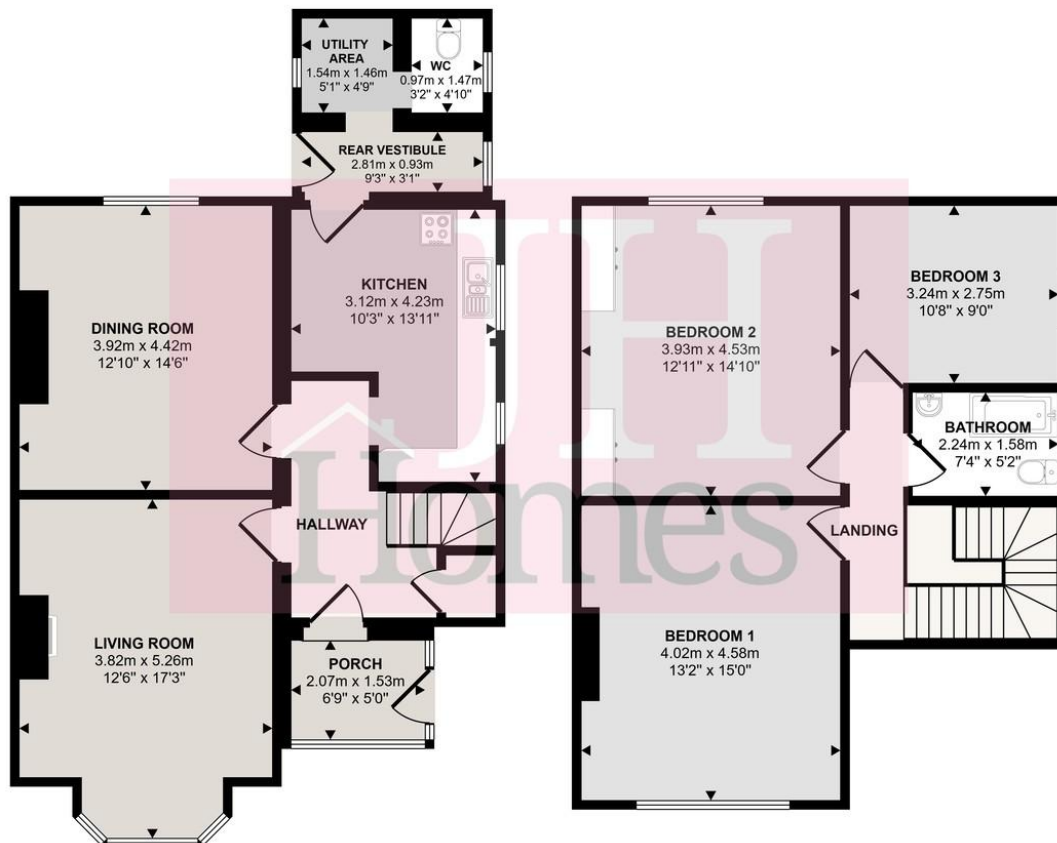
Three-piece suite in white comprising of a WC, wash hand basin and bath, plus window to the side.

EXTERIOR

Driveway to front with parking for several vehicles and access to the front entrance door, side garden and Anderson shelter. Well established gardens laid mostly to lawn to the rear.



Approx Gross Internal Area
131 sq m / 1407 sq ft



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 Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Turn right at the Strawberry traffic lights into Hawcoat Lane. The property can be found by using the following "What Three Words":
<https://w3w.co/cowboy.fancy.visits>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

