



£225,000

3 Egremont Gardens, Barrow-in-Furness, LA14 4PD

Located in the popular Hawcoat area, this two-bedroom semi-detached bungalow offers excellent potential. It features a kitchen with oak-effect units, a spacious living room, two flexible bedrooms, and a bathroom with both a bath and separate shower.

A great opportunity to create your ideal home in a sought-after location.

Quick Overview

- Highly Desirable Hawcoat Area
- Two Bed Semi Detached Bungalow
- Good Size Living Room
- Fitted Kitchen
- Bathroom With Separate Shower
- Driveway with Carport
- Front Garden Area
- Rear Enclosed Patio Area
- Stone Build Rear Shed
- Ultrafast Broadband Available



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1



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Ultrafast
Broadband



Off Road
Parking

Property Reference: ULV1042



Living Room



Kitchen



Bedroom 2



Bathroom

Situated in the highly sought-after Hawcoat area, this two-bedroom semi-detached bungalow offers excellent potential and a comfortable layout.

The property features an entrance hallway leading to a kitchen equipped with a range of oak-effect base and wall units. There is a generously sized living room and two well-proportioned bedrooms, with the flexibility to use one as a dining room if preferred. The bathroom benefits from both a bath and a separate shower.

Externally, the bungalow enjoys an enclosed front garden and a substantial driveway to the side, complete with a carport, providing ample off-road parking. To the rear, there is a private enclosed patio area and a brick-built shed, ideal for additional storage.

This property presents a fantastic opportunity for anyone looking to create their perfect home in a popular location.

Location Barrow-in-Furness is a welcoming coastal town in Cumbria, popular with families thanks to its strong community feel, local schools, and nearby green spaces. The town benefits from a stable employment base, with BAE Systems as a major local employer, alongside ongoing investment and regeneration. With easy access to the Lake District National Park, it's an ideal location for both everyday living and outdoor family life

Directions from Ulverston, follow the A590 and go straight over several roundabouts: Tank Square is the first and choose 4th exit (stay on A590) Continue following signs for Barrow, this is the main straightforward stretch entering Barrow at Park Roundabout using 1st exit onto Park Rd

Continue along Park Road until you reach a mini roundabout, turn right and continue on this road signposted Barrow in Furness turning right onto Dalton Lane. Continue along this road passing a new development of your right then turn right onto Glenridding Drive. Half way up Glenridding Drive turn left onto Egremont Gardens. Destination will be on the left

Accommodation with approx. dimensions

Entrance Hallway 5' 10" x 4' 2" (1.78m x 1.29m)

Kitchen 8' 3" x 8' 7" (2.52m x 2.63m)

Living Room 12' 1" x 16' 4" (3.68m x 5.00m)

Hallway

Bedroom One 11' 5" x 10' 7" (3.49m x 3.24m)

Bedroom Two/Dining Room 8' 11" x 13' 1" (2.72m x 3.99m)

Bathroom 8' 2" x 5' 4" (2.50m x 1.64m)

Services Mains gas, water and electricity.

Council Tax Band B

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Material Information Doors to front entrance are wooden with glass panes.

Anti Money Laundering Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



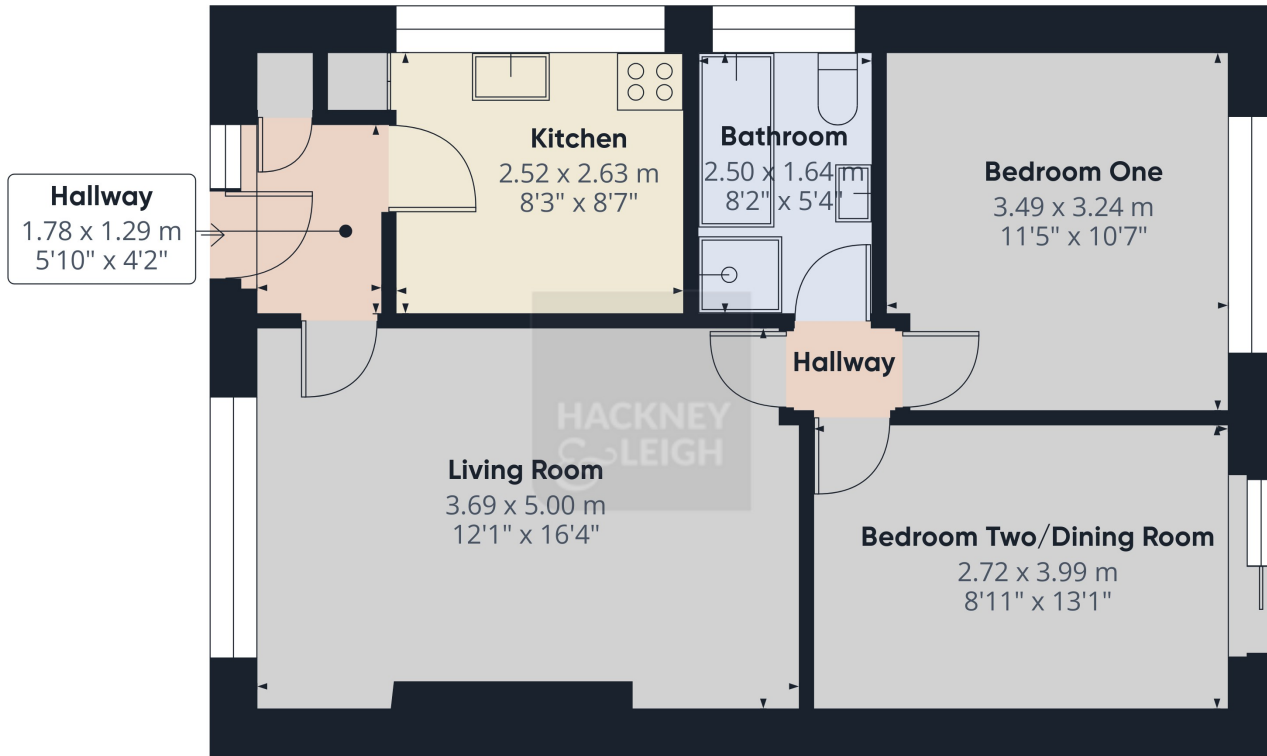
Entrance Hallway



Driveway



Back garden



Approximate total area⁽¹⁾
55.3 m²
595 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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