



Keswick Avenue | Barrow-in-Furness | Cumbria | LA14 4LL

- Detached Family Home In Hawcoat
- Spacious Corner Plot With Rear Views
- Hall, L-Shaped Lounge/Diner, 2 Conservatories
- Fitted Kitchen, Utility Room
- 4/5 Bedrooms, 2 Bathrooms
- CH, DG, Solar Panels
- Off Road Parking For Several Cars, Garage

Offers In Region Of £425,000

- Gardens Front/Side/Rear
- Vacant Possession
- Council Tax Band E



Property Description

SERVICES

Gas, Electric, Water, Telephone, Drainage

Well what a property!

We are pleased to bring to the market this spacious detached family home on a corner plot location in Hawcoat with stunning views from the rear, towards Irish Sea and Black Combe (from rear bedrooms) The property boasts excellent family living accommodation comprises of covered porch area giving access to the Hallway, open plan lounge, dining room fitted kitchen with appliances, utility room, ground floor modern fitted shower room and 2 conservatories one and the front of the

The property benefits from central heating, double glazing, solar panels, giving the vendor a return on bills, enclosed gardens to front/side/rear with raised decked seating area, large store/workshop, off road parking for 4/5 cars and a garage. the property must be viewed to appreciate size and standard on offer, it's also being sold with vacant possession.

LOCATION

Keswick Ave, is off Rakesmoor Lane in Hawcoat Close to local Transport and Furness General Hospital,
<https://what3words.com/boxing.living.soak> -

FRONTAGE

Off road parking for several cars, paved area with raised flower beds/shrubs and hedges, easy maintenance side garden with lawned area, plants, shrubs, access to, large shed, front covered porch area and double glazed door to porch

FRONT CONSERVATORY

10' 7" x 8' 1" (3.24m x 2.47m) Double glazed patio doors, tiled flooring and double glazed windows

ENTRANCE HALL

Stairs to first floor, borrowed feature window, oak effect flooring, coved ceiling and doors to

LOUNGE

22' 7" x 12' 0" (6.89m x 3.67m) Double glazed sliding doors to front/rear conservatories, radiator, feature stone effect fireplace with fire, coved ceiling with ceiling roses, open to dining room

DINING ROOM

7' 2" x 10' 3" (2.19m x 3.13m) Double glazed window, radiator, door to hall area, coved ceiling with ceiling rose and borrowed feature window

KITCHEN

Double glazed window, door to utility, fitted wall base drawer units with worktops to compliment, inset 1 1/2 bowl with mixer taps, integrated Siemens double oven/pan warmer, 5-ring hob with extractor over, dishwasher, plumbing for washer, integrated fridge, tiled splash and ceiling spotlights

UTILITY ROOM

Double glazed window, double glazed door to side, fitted wall base drawer units with worktops to compliment, inset, stainless steel sink with mixer taps, panelled ceiling with spotlights and door to garage

GROUND FLOOR RECEPTION/BEDROOM 5

9' 0" x 16' 2" (2.76m x 4.94m) Double glazed window, radiator and coved ceiling

GROUND FLOOR SHOWER ROOM

3-piece suite, low level WC, floating hand wash basin with mixer taps/vanity unit, walk-in shower cubicle with shower, tiled walls, feature tiled flooring, towel rail radiator and panelled ceiling with spotlights

REAR CONSERVATORY

17' 6" x 8' 1" (5.34m x 2.48m) Double glazed windows, laminate flooring, double glazed patio doors to raised decked area, ceiling spotlights and double glazed door to rear garden

LANDING

Double glazed window, radiator, coved ceiling with ceiling rose, storage cupboard and doors to

BEDROOM 1

12' 4" x 15' 10" (3.77m x 4.84m) Double glazed large display window with pleasant views towards Irish Sea/Black Combe, built-in wardrobes with overbed fitment, side drawer units, glass display shelving, vanity drawer units and coved ceiling with spotlights

BEDROOM 2

12' 4" x 11' 7" (3.77m x 3.55m) Double glazed window with pleasant views towards the Irish Sea and Black combe, fitted wardrobes, shelving, storage with desk and coved ceiling

BEDROOM 3

9' 10" x 12' 2" (3.01m x 3.72m) Double glazed window, radiator and coved ceiling

BEDROOM 4

9' 0" x 12' 2" (2.76m x 3.71m) Double glazed window, radiator, fitted three door wardrobes and coved ceiling

BATHROOM

Double glazed frosted widow, 4-piece suite, low level WC, bidet, floating hand wash basin with mixer taps, panelled enclosed bath with jet spa, mixer taps, tiled walls and coved ceiling

GARAGE

Electric Roller shutter door, double glazed frosted window, power/light and internal door to utility

GARDEN

Rear endosed mature garden with lawned area, private hedge row, decked seating area, paved seating areas, matures plants/shrubs, fruit trees, side access to the front and access to the side garden





AGENCY NOTE

in order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



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