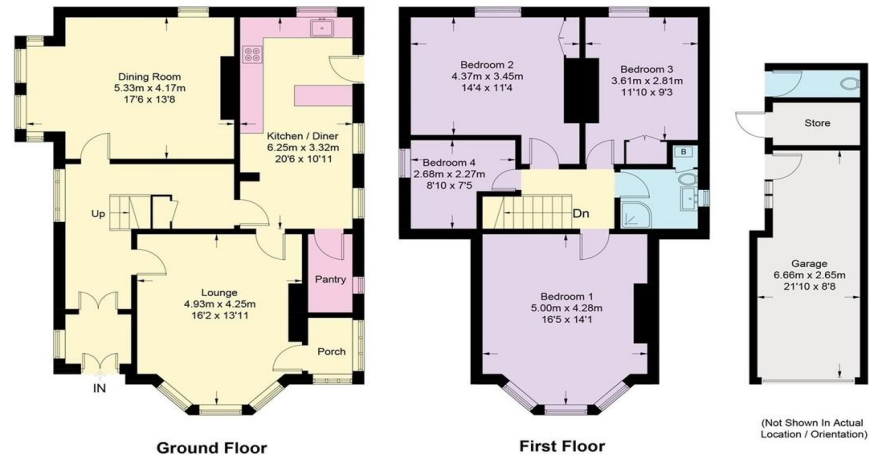


Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft
 Outbuilding = 21.9 sq m / 236 sq ft
 Total = 169.6 sq m / 1826 sq ft
 (Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUK.com © 2023 (ID929157)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		72
(55-68)		
D		
(39-54)		
E	54	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

ROSS

Estate Agencies



GARAGE

8' 8" x 21' 10" (2.65m x 6.66m)

Up and over door, door to side of garage giving access to rear garden, power, light and water tap.

GARDEN

Rear enclosed garden with outhouse, outside cloaks/w.c, access to side of property, mature well established gardens to front, side and rear, with mature plants, shrubs and trees and extensive lawned areas.

VIEWINGS

Key accompanied

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate. When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.

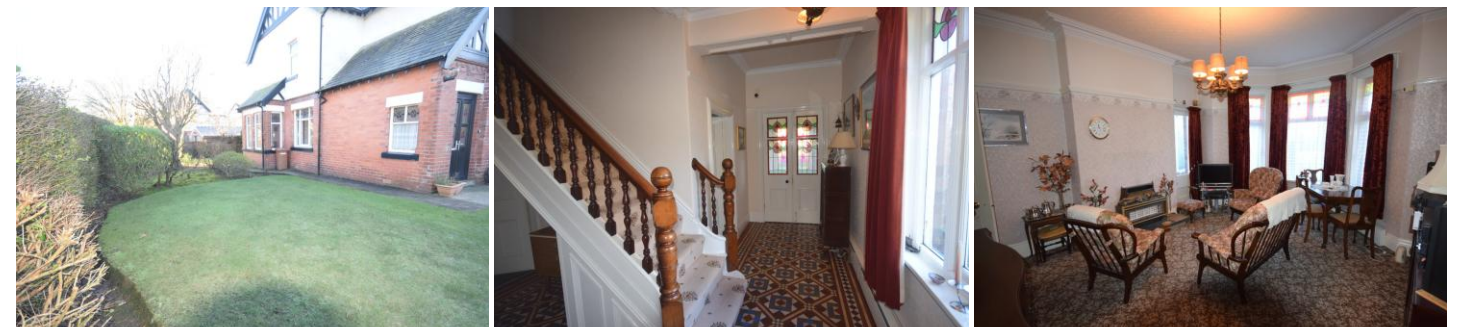
Tenure
Freehold

Council Tax Band
E

Contact Details

16 Cavendish Street
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 Tel (01229) 825636

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 sales@rossestateagencies.co.uk
 01229 825636



Hawcoat Lane | Barrow-in-Furness | LA14 4HF

Asking Price £395,000

- Detached Family Home
- Sought After Location On Hawcoat
- Many Features Throughout
- Hall Area, Bay Windowed Lounge
- 2nd Reception Room, Kitchen/Diner
- 4 Bedrooms, Bathroom
- CH, Some DG, Off Road Parking, Garage
- Extensive Mature Gardens
- Viewing Highly Recommended
- Council Tax Band E



ROSS Estate Agencies

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Mon - Fri 9am - 5pm
 Saturday 9am - 12 noon
 sales@rossestateagencies.co.uk
 rentals@rossestateagencies.co.uk
 www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

We are delighted to bring to the market this detached family home in the popular residential area in Hawcoat. The property boasts excellent accommodation and has original features throughout. The property is situated on an extensive corner plot with double gates leading to off road parking and extensive gardens. Feature doors leading to vestibule, stunning entrance hall with feature tiled flooring, spindle staircase to first floor, doors leading to bay windowed lounge with access to porch, 2nd reception room and kitchen/diner. To the first floor, the property offers 3 double bedrooms and 1 single, shower room and access to loft room. The property benefits from some double glazing, central heating and the outside has access to the garage, outhouse and cloaks/w.c. There are extensive mature gardens to the front, side and rear. Viewing is highly recommended to appreciate the size of property on offer.

SERVICES

Gas, water, electric, telephone and drainage

FRONTAGE

Double gates leading to off road parking giving access to garage, front extensive garden with lawned and fenced area and access to side.

VESTIBULE

Double glazed feature doors to entrance hall, with coloured glass window, feature tiled flooring, picture rail and coved ceiling.

ENTRANCE HALL

Spindle staircase to first floor, window, feature tiled flooring, picture rail, coved ceiling, under stairs storage and doors to Lounge

LOUNGE

13' 11" x 16' 2" (4.25m x 4.93m)

Double glazed bay window, door to porch, fire with hearth, picture rail, coved ceiling and door to Kitchen/Diner

DINING ROOM

13' 8" x 17' 5" (4.17m x 5.33m)

Double glazed windows, picture rail, coved ceiling and feature fire surround with fire.

PORCH

With double glazed windows, velux window and tiled flooring.

KITCHEN/DINER

20' 6" x 10' 10" (6.25m x 3.32m)

Double glazed windows, door to side, fitted wall and base storage units with worktops to compliment, stainless steel sink unit with mixer taps, breakfast bar with storage, inset double oven, 4 ring hob with extractor over, plumbing for washer and 2 radiators

PANTRY

Window, storage area and tiled flooring.

LANDING

Spindle balustrade, access to loft, radiator and doors to bedrooms and bathroom.

BEDROOM 1

14' 0" x 16' 5" (4.28m x 5.02m)

Double glazed bay window, picture rail, coved ceiling and a radiator.

BEDROOM 2

14' 4" x 11' 3" (4.37m x 3.45m)

Double glazed window, built in storage cupboard, coved ceiling and a radiator.

BEDROOM 3

11' 10" x 9' 2" (3.61m x 2.81m)

Double glazed window, built in storage cupboard and a radiator.

BEDROOM 4

8' 9" x 7' 5" (2.68m x 2.27m)

Double glazed window and a radiator.

LOFT ROOM

With velux window

BATHROOM

Double glazed frosted window, 3 piece suite low level w.c, hand wash basin with taps, vanity unit, corner glazed shower cubicle with shower, panelled walls, part built in storage cupboard and a radiator.

