



BEDROOM 3

12' 8" x 11' 1" (3.88m x 3.40m)

Double glazed window, picture rail and a radiator.

BEDROOM 4

10' 5" x 10' 11" (3.19m x 3.33m)

Double glazed window, picture rail, hand wash basin with taps and a radiator.

BEDROOM 5

14' 1" x 10' 11" (4.31m x 3.33m)

Double glazed window, picture rail, hand wash basin with taps and radiator.

BATHROOM

Frosted double glazed window, hand wash basin with taps, panel enclosed bath with shower over, tiled splash area, access to loft and radiator.

CLOAKROOM/WC

Frosted double glazed window, low level WC and part tiled walls.

SECOND KITCHEN/DINER

11' 5" x 10' 8" (3.48m x 3.26m)

Double glazed window, fully fitted high shine grey base and drawer units with works to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob, tiled splash, laminate flooring, picture rail and access to loft.

REAR GARDENS

Double gates leading to off road parking for several cars, access to garage, rear garden area with paved seating areas, mature garden and lawns, outhouse, woodshed, Outside WC, fish pond and paved seating area.

VIEWINGS

Key Accompanied

Draft Particulars Subject To Client Approval.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

Tenure

Freehold

Council Tax Band

G

Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings

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

Asking Price £599,950

- Stunning Detached Family Home
- Sought After Location
- Well Presented And Tastefully Decorated
- Multiple Reception Rooms, Ground floor Bathroom
- Farmhouse Style Kitchen, Utility Room
- 5 Bedrooms, Family Bathroom
- uPVC Double Glazing, Gas Central Heating
- Off Road Parking, Detached Garage
- Viewing Is A Must!!!
- Council Tax Band G





Property Description

We are delighted to bring to the market this wonderful detached Gentleman's Style Residency in the heart of Hawcoat with extensive gardens and grounds. The property boasts excellent family living accommodation with some stunning original features throughout. On the entrance of the property with the ground door to vestibule, featured coloured glass door to the beautiful hallway with stunning staircase and balustrade, tiled flooring doors to several reception areas, ground floor bathroom, farmhouse style kitchen/diner, to the rear off the property is a large utility room with walk-in pantry/storage cupboards, to the first floor there are five double bedrooms, bathroom, separate cloakroom/WC and a second fully fitted modern. The property benefits from gas central heating, double glazing sash style windows (except for three small ones), gardens fully surrounding the property with mature plants/shrubs/trees, double gates leading to off road parking and a detached garage, outhouse/storage and WC. Viewing is highly recommended to appreciate size and standard as the property offers beautiful fire places, coved ceilings and feature tiled flooring.

SERVICES

Gas. Electric. Water. Telephone. Drainage

FRONTAGE

Extensive gardens and grounds with mature plants/shrubs/trees, fish pond with seating area, access to both sides of property with lawned gardens, borders and a pathway.

VESTIBULE

Tiled flooring, feature coloured glass door to the entrance hall.

ENTRANCE HALL

Spindle staircase and balustrade, tiled flooring, picture rail, coved ceiling, storage cupboard and doors to dining room.

DINING ROOM

16' 8" x 12' 4" (5.10m x 3.78m)

Double glazed window, feature fire surround with coal effect fire, coved ceiling, picture rail and radiator.

LOUNGE

12' 3" x 19' 7" (3.75m x 5.99m)

Double glazed bay window, coved ceiling, picture rail, feature fire surround with open fire place and a radiator.

MORNING ROOM

11' 3" x 12' 11" (3.43m x 3.95m)

Double glazed windows, picture rail, coved ceiling, feature fire surround wit coal effect fire and a radiator.

KITCHEN/DINER

18' 9" x 14' 5" (5.72m x 4.41m)

Double glazed windows, fitted farmhouse style wall and base drawer units with marble effect worktops to compliment, inset 1 1/2" bowl sink unit with mixer taps, plate rack, baskets, storage, tiled splash area, feature inset cooker point and a radiator.

GROUND FLOOR BATHROOM

Frosted ground floor window, 3 piece suite low level WC, pedestal hand wash basin with taps, panel enclosed bath with shower over, tiled splash area, tiled flooring, coved ceiling, part panelled walls, borrowed windows and a radiator.

UTILITY ROOM

9' 8" x 13' 8" (2.97m x 4.18m)

Frosted double glazed door to rear, window, Belfast Style Sink unit, plumbed for washing machine, 2 x walk-in pantries with storage, store cupboard and a radiator.

LANDING

Double glazed window, balustrade, picture rail, coved ceiling, store/laundry cupboard, 2 x power points and door to bedrooms.

BEDROOM 1

12' 2" x 15' 0" (3.73m x 4.59m)

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

BEDROOM 2

12' 2" x 12' 11" (3.73m x 3.96m)

Double glazed window, picture rail, and coved ceiling.

