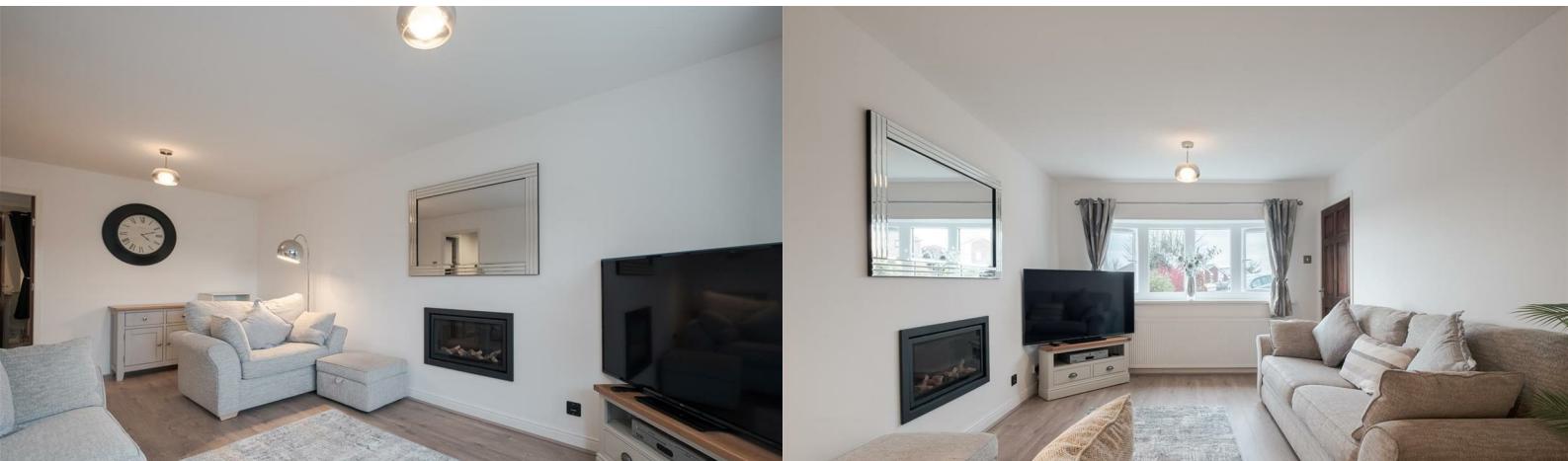




16 Hawthorn Drive

Barrow-In-Furness, LA13 0RU

Offers In The Region Of £240,000



16 Hawthorn Drive

Barrow-In-Furness, LA13 0RU

Offers In The Region Of £240,000



This well-presented two-bedroom detached bungalow is ideally suited to a wide range of buyers and is located in a highly sought-after area. The property offers off-road parking and attractive gardens to both the front and rear, providing pleasant outdoor space and excellent privacy. Internally, the bungalow is finished in a modern, neutral décor throughout, creating a bright and welcoming feel and allowing a new owner to move straight in with minimal effort. With its desirable location, low-maintenance presentation, and ready-to-move-into condition, this home represents an excellent opportunity for buyers seeking convenience, comfort, and long-term appeal.

Entering the property, you step into a welcoming central hallway that provides access to all principal rooms, giving the bungalow a practical and easy-flowing layout. To the right-hand side, you are led into a spacious lounge, positioned at the front of the property. This is a bright and comfortable living space, ideal for relaxing or entertaining, with ample room for both seating and furniture.

Returning to the hallway, the kitchen is located to the left, conveniently arranged with black shaker style wall and base units with grey wood effect work surfaces. The integrated appliances include a single oven, hob, extractor fan and fridge freezer. There is also space for freestanding appliances. Adjacent to the kitchen is the bathroom, fitted with a modern suite including a bath, wash basin, and WC, serving both bedrooms. Moving further along the hallway, there are two well-proportioned bedrooms, both situated toward the rear of the property. These rooms offer flexibility for use as sleeping accommodation, a guest room, or a home office, depending on the buyer's needs. At the rear, the layout opens into a bright and airy sun room, which provides a pleasant additional living space overlooking the rear garden. This room is ideal for dining, relaxing, or enjoying views of the garden throughout the year, with doors opening directly outside.

The rear garden offers a private and peaceful outdoor space, mainly laid to lawn for ease of maintenance. It provides an ideal setting for relaxing, outdoor dining, or enjoying time with family and friends, while offering a pleasant degree of privacy and seclusion.

Entrance Hall

3'7" x 5'7" (1.10 x 1.72)

Lounge Diner

10'5" x 18'5" (3.18 x 5.63)

Sun Room

7'11" x 15'3" (2.42 x 4.65)

Kitchen

10'9" x 7'8" (3.28 x 2.34)

Bedroom One

9'8" x 11'7" (2.95 x 3.55)

Bedroom Two

8'6" x 8'7" (2.60 x 2.64)

Bathroom

6'6" x 5'4" (1.99 x 1.65)



- Ideal for a Range of Buyers
- Neutral Decor Throughout
 - Off Road Parking
 - Gas Central Heating
- Popular Location
- Garden to Front and Rear
 - Double Glazing
 - Council Tax Band - B



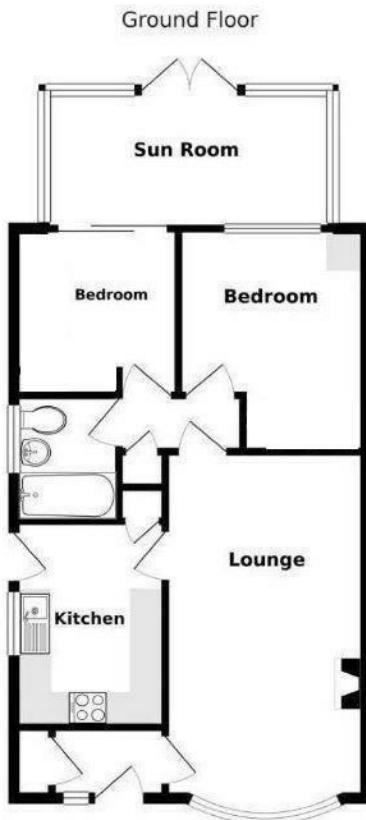
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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