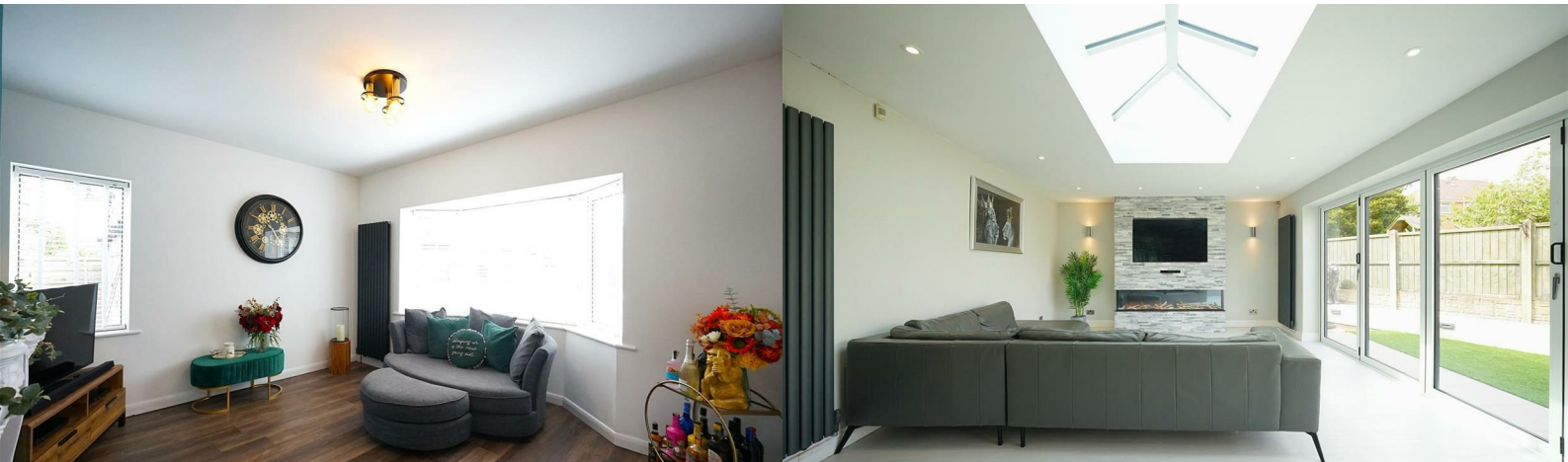




76A Hawcoat Lane

Barrow-In-Furness, LA14 4HQ

Offers In The Region Of £550,000



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Situated in a highly sought after location, this charming detached home offers modern living entwined with classic charm. The property sits close to local schools, the hospital, local transport links and parks making it an ideal family home. With desirable features such as the private driveway, garage and large garden space. With 4 bedrooms and large social spaces, the property provides the perfect spaces for both private and social living.

This substantial property offers an exceptionally versatile and expansive layout arranged over two floors, featuring a unique configuration that seamlessly blends generous living spaces with flexible bedroom accommodation.

Upon arrival to the property you are greeted by a large private gated driveway with a spacious elongated front lawn. The drive itself offers space for multiple parking spaces and this is only further enhanced with the addition of a garage. Perfect for additional parking, workshop space or storage.

Entering the property on the ground floor, you step straight into a large and open conservatory. This space makes for an ideal area for kicking off muddy boots and taking off wet coats. A central hallway immediately showcases the home's practical design, providing access to a convenient downstairs cloakroom with a toilet and washbasin. To the right, a large family living room features a deep bay window that floods the space with natural light. Opposite the lounge, two of the bedrooms offer versatile rooms that can be used as a guest room, study space or storage. The corridor further links these rooms to a massive open-plan kitchen and dining room at the rear. The size of the kitchen lends itself naturally as a brilliant central hub for family life and entertaining. Adjacent to the kitchen/ diner is a separate living room where large glass doors blend the space between the rear external garden to the internal of the house. The room features a huge skylight that helps make the entire space feel bright, natural and airy.

The rear garden is spacious and clean. With a low maintenance approach making hosting social gatherings a possibility all year round.

The first floor is accessed via a staircase from the main hallway. This level hosts two further spacious bedrooms, both overlooking the front of the property. Serving the first floor is a well-appointed family bathroom equipped with a full suite including a bath, a separate walk-in shower, a toilet, and a washbasin.

Reception

13'1" x 12'1" (4.00 x 3.70)

Wc

Kitchen/ Dining/ Living

25'0" x 11'9" plus 32'6" x 13'1" (7.64 x 3.60 plus 9.92 x 4.00)

Ground Floor Bedroom One

11'9" x 12'11" (3.60 x 3.94)

Ground Floor Bedroom Two

10'9" x 10'10" (3.30 x 3.31)

Conservatory

12'6" x 9'8" (3.83 x 2.97)

Bedroom Three

11'5" x 19'6" (3.50 x 5.96)

Bedroom Four

18'6" x 16'0" (5.65 x 4.89)

Bathroom

6'7" x 10'5" (2.02 x 3.19)

Garage

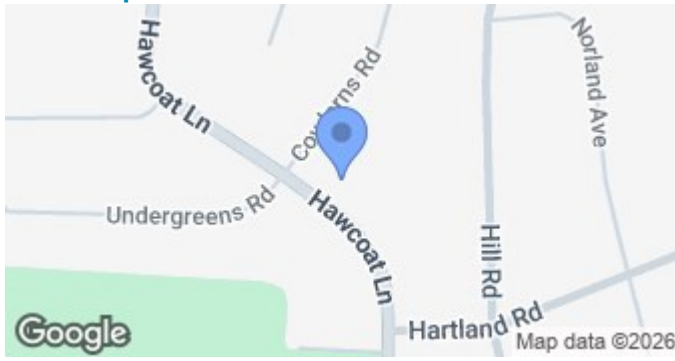
19'3" x 11'1" plus 12'8" x 6'3" (5.89 x 3.38 plus 3.87 x 1.92)



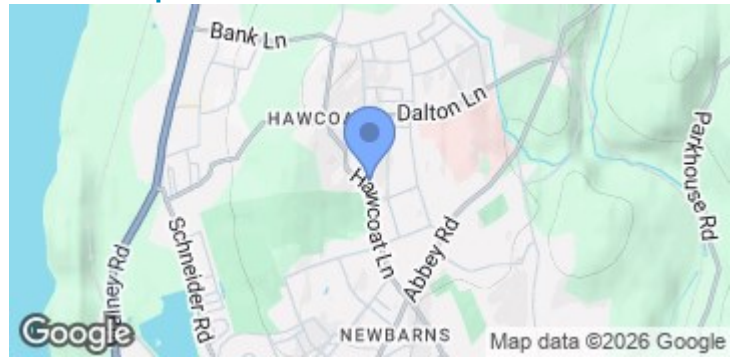
- Close to Local Schools
 - Large Gardens
- Private Off Road Parking
- Council Tax Band - D
- Additional Garage Space
- Local Transport Links
- Large Family House
- EPC -



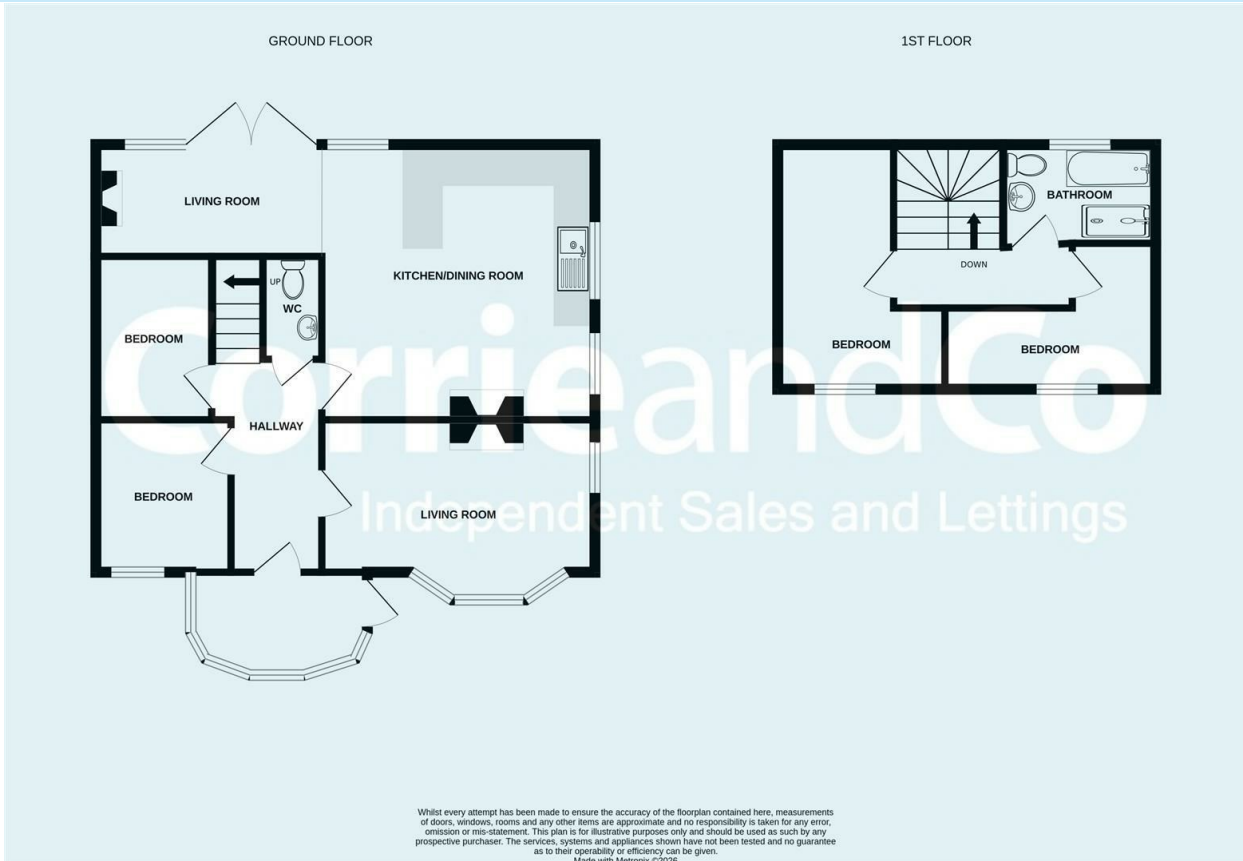
Road Map



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	