



## 13a Hawcoat Lane

Barrow-In-Furness, LA14 4HE

Offers In The Region Of £160,000



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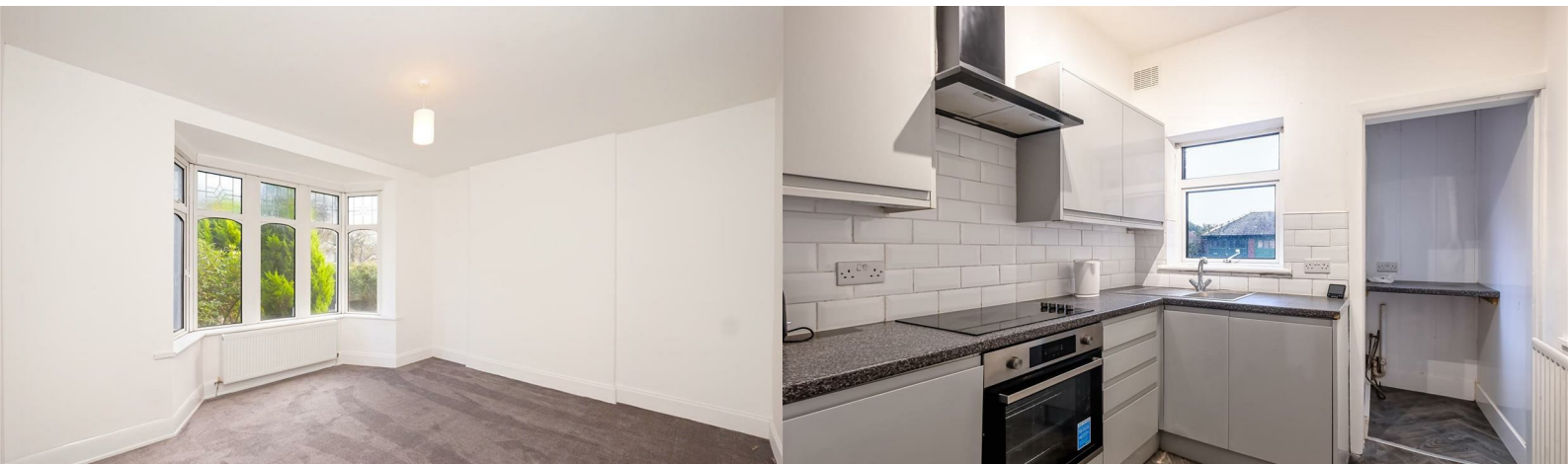
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# 13a Hawcoat Lane

Barrow-In-Furness, LA14 4HE

## Offers In The Region Of £160,000



***Located in a sought-after residential area, this well-presented ground floor flat offers comfortable living with neutral décor throughout, providing a blank canvas to make your own. The property is vacant and ready for immediate occupancy, making it ideal for first-time buyers, downsizers, or investors.***

Upon entering this ground floor flat, you're immediately welcomed by freshly fitted grey carpets that run seamlessly throughout the home, complimented by neutral décor. From the entrance hallway, you have access to all main living areas, including the reception room, two bedrooms, kitchen, and bathroom. The reception room is a bright and inviting space, enhanced by a beautiful bay window that looks out onto the private front garden. Mature trees offer a sense of privacy and greenery. The kitchen is stylishly finished with sleek grey gloss, flat-fronted wall and base units, paired with laminate granite-effect work surfaces. Integrated appliances include a single electric oven and hob. Additionally, the kitchen benefits from an adjoining utility area, perfect for housing extra appliances and providing additional storage space.

There are two generously sized double bedrooms. The first bedroom is situated to the front of the property, offering a spacious and tranquil retreat. The second bedroom, located at the rear, features built-in cupboards for convenient storage. The bathroom is fitted with a three-piece white suite, comprising a WC, a pedestal sink, and a walk-in shower. It features marble-effect tiled walls and practical laminate flooring, giving it a fresh and polished appearance.

Externally, to the front, is a private garden ideal for outdoor seating, and externally is a shared parking area.

### Reception

13'2" x 13'8" (4.03 x 4.17 )

### Kitchen

7'4" x 7'8" (2.25 x 2.35 )

### Utility

3'10" x 2'5" (1.17 x 0.76 )

### Bedroom One

12'4" x 11'2" (3.76 x 3.42 )

### Bedroom Two

10'5" max x 10'11" (3.19 max x 3.34 )

### Shower Room

5'9" x 7'7" (1.77 x 2.33 )



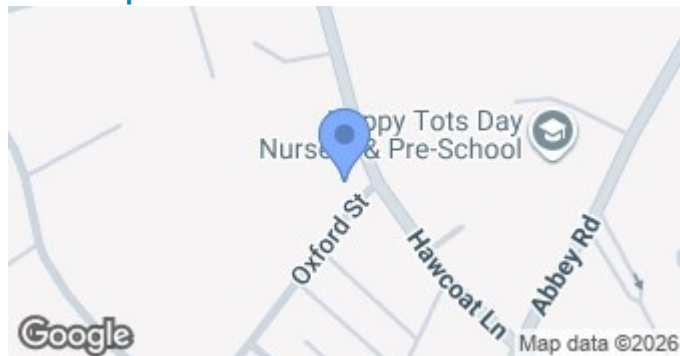
- No Onward Chain
- Neutral Decor Throughout
- Ready To Move Into
- Double Glazing

- Popular Residential Location
- Close To Local Amenities
- Gas Central Heating
- Council Tax Band - A

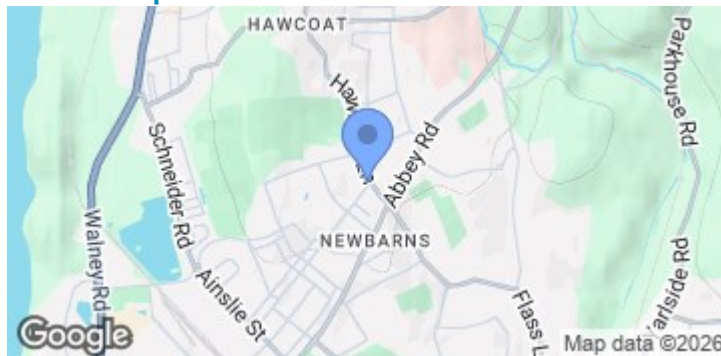




## Road Map



## Terrain Map



## Floor Plan



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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.

