



## 22 Hawcoat Lane

Barrow-In-Furness, LA14 4HE

Offers In The Region Of £240,000



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*This delightful house presents an excellent opportunity for families and investors alike. With three well-proportioned bedrooms and a large spacious lounge, this property offers ample space for comfortable living. The off road parking and garden space to the rear make for attractive qualities in a highly sought after location.*

As you arrive at the property, you'll notice the convenient off-road parking on the driveway, offering a practical and welcoming entrance. Stepping inside, you're greeted by a vestibule—ideal for storing coats and shoes after a rainy day, keeping the rest of the home tidy and dry.

The entrance hall opens up with a sense of space, running alongside the staircase and leading you through to the lounge, which stretches across the right-hand side of the property. This generous living space is bathed in natural light thanks to beautiful bay windows that enhance both the room's charm and brightness.

Located at the rear of the home lies the kitchen, offering excellent potential for modernisation or customisation. It's a functional space with direct access to the rear garden—ideal for enjoying the outdoors or extending the living area for entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, each providing comfortable and peaceful retreat space. The layout also includes a separate bathroom and WC, a practical feature for busy households, adding both flexibility and privacy to the upper floor.

### Reception

30'1" x 11'2" (9.18 x 3.41 )

### Kitchen

14'5" x 5'9" min 7'9" max (4.41 x 1.76  
min 2.38 max )

### Wc

2'6" x 5'1" (0.78 x 1.57 )

### Bathroom

6'3" x 7'7" (1.93 x 2.33 )

### Bedroom One

11'3" x 13'1" (3.45 x 4.00)

### Bedroom Two

15'11" x 10'7" (4.86 x 3.24 )

### Bedroom Three

6'8" x 8'0" (2.05 x 2.44 )



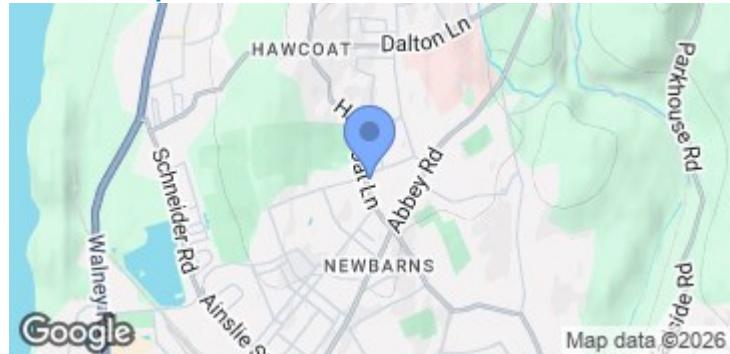
- Rear Garden Space
- Close to Local Schools
- In Need of Modernisation
- Gas Central Heating
- Sought After Location
- Off Road Parking
- Council Tax Band - C
- EPC - D



## Road Map



## Terrain Map



## Floor Plan



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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		79	
England & Wales		EU Directive 2002/91/EC	