



33 Hollow Lane

Barrow In Furness, LA13 9JD

Offers In The Region Of £280,000



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This delightful semi-detached house offers a perfect blend of character and modern living. Built in 1930, the property boasts a warm and inviting atmosphere, making it an ideal family home. The exterior of the house is equally appealing, with a charming façade that reflects its historical roots. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

Welcome to this charming home in the heart of Barrow-in-Furness, a property that blends comfort, style, and practicality in equal measure.

As we approach the house, you'll notice the driveway, providing convenient off-street parking. Step inside and you're greeted by a spacious porch—the perfect spot to kick off your shoes and take a breath before heading in.

Through the front door, you enter a modern lounge, beautifully lit thanks to the large windows that flood the space with natural light. It's a warm and inviting room—ideal for relaxing or entertaining.

From here, the layout flows seamlessly into a divine dining space, perfectly positioned for hosting family dinners or weekend brunches. The dining area opens directly into a gorgeous open-plan kitchen, thoughtfully designed with both form and function in mind. Boasting a double oven, a single oven and microwave, quartz worktop and peninsular, integrated dishwasher and warming drawer, a sleek and classic 6 ring gas hob, exquisite vinyl tile flooring. Two large skylights bathe the room in daylight, while bi-folding patio doors at the rear connect the inside to the outside, leading straight onto a lovely decking area—ideal for alfresco dining or enjoying a morning coffee.

As you wander further down the garden, you'll find a modern patio area, complete with a firepit bbq—a perfect gathering spot for cooler evenings and outdoor entertaining.

To the side, there's a garage and utility space, cleverly combined to provide plenty of storage and room for appliances with plumbing for washing machine, sink, tap and space for a tumble dryer, keeping the main living areas clutter-free.

Heading upstairs, the property continues to impress. There's a contemporary family bathroom, styled with clean lines and quality finishes featuring a bath and separate shower enclosure, thermostatic shower with rain water head, illuminated mirror, a vanity basin and a back to wall WC. Located down the corridor is the one main bedroom featuring built in wardrobes and two well-proportioned bedrooms, all offering a peaceful retreat at the end of the day.

Finally, up in the loft (Accessed through the 2nd bedroom), you'll find a fully kitted-out space offering excellent storage—practical and easily accessible, making the most of every inch of this home.

This is more than just a house—it's a space ready to be made a home.

Porch

10'11" x 3'8" (3.33 x 1.12)

Lounge

12'10" x 13'2" (3.92 x 4.02)

Dining Area

11'0" x 11'11" (3.37 x 3.64)

Kitchen Diner

21'2" x 13'4" (6.47 x 4.08)

Pantry

6'9" x 6'7" (2.07 x 2.01)

Utility

7'10" x 16'7" (2.40 x 5.07)

WC

2'6" x 4'10" (0.77 x 1.48)

Master Bedroom

13'4" x 12'2" (4.08 x 3.72)

Bedroom Two

9'2" x 12'2" (2.80 x 3.73)

Bedroom Three

7'1" x 7'3" (2.18 x 2.21)

Bathroom

8'3" x 7'2" (2.53 x 2.19)

Loft Room

15'5" max x 15'6" max into eaves (4.72 max x 4.74 max into eaves)

Garage

8'0" x 12'10" (2.44 x 3.92)

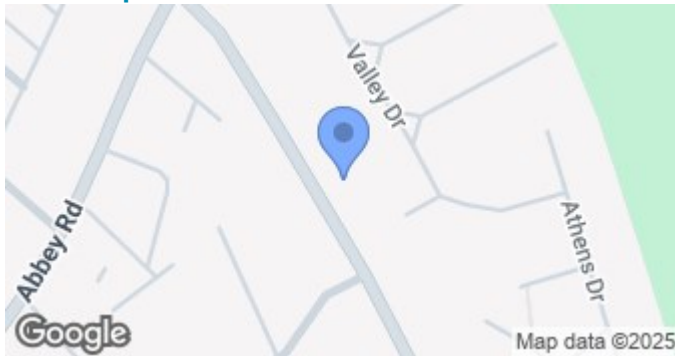


- Divine Open Floor Kitchen
 - Full Attic Conversion
 - Flowing Living Space
 - Mains Gas and Water

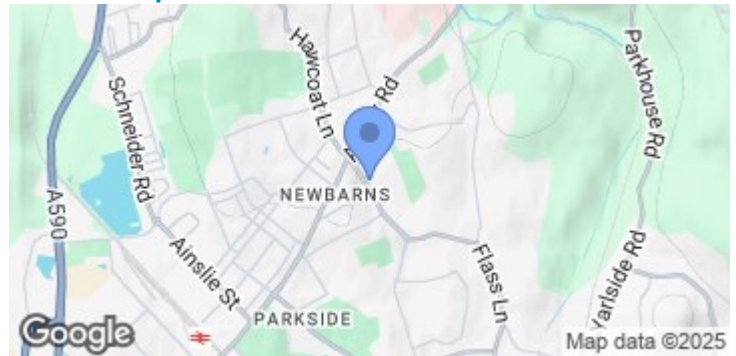
- Beautifully Maintained Outdoor Space
 - Off Road Parking Availability
 - Council Tax - C
 - EPC - TBC



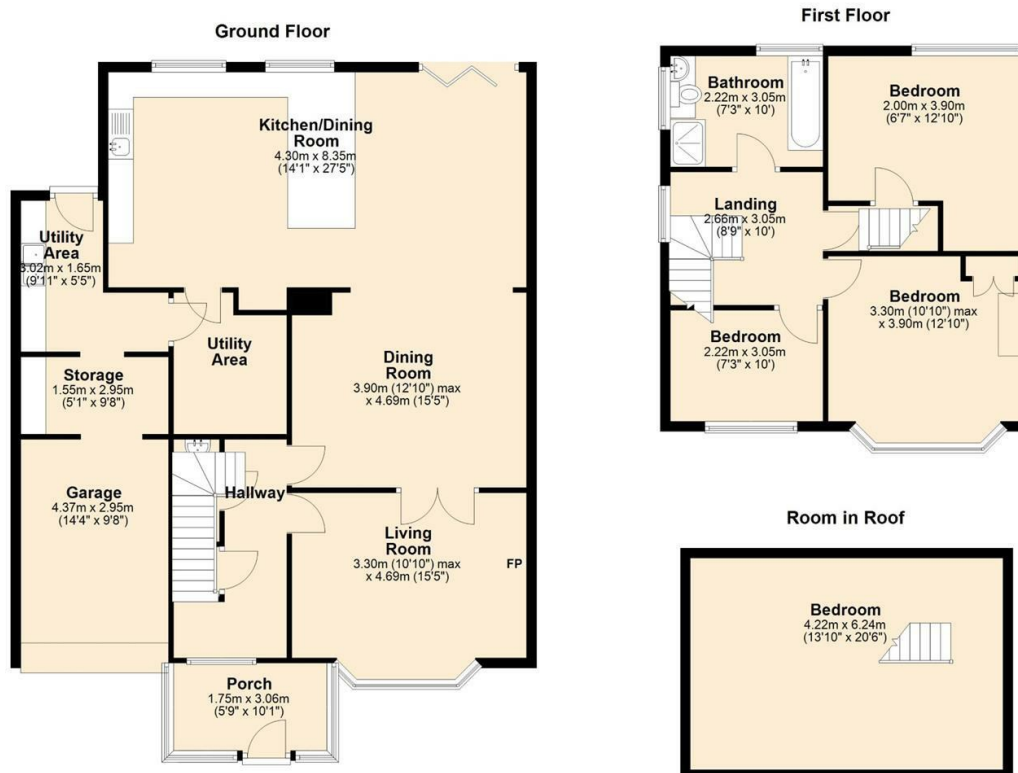
Road Map



Terrain Map



Floor Plan



33 HOLLOW LANE, Barrow

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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 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		