



## 13a Hawcoat Lane

Barrow-In-Furness, LA14 4HE

Offers In The Region Of £125,000



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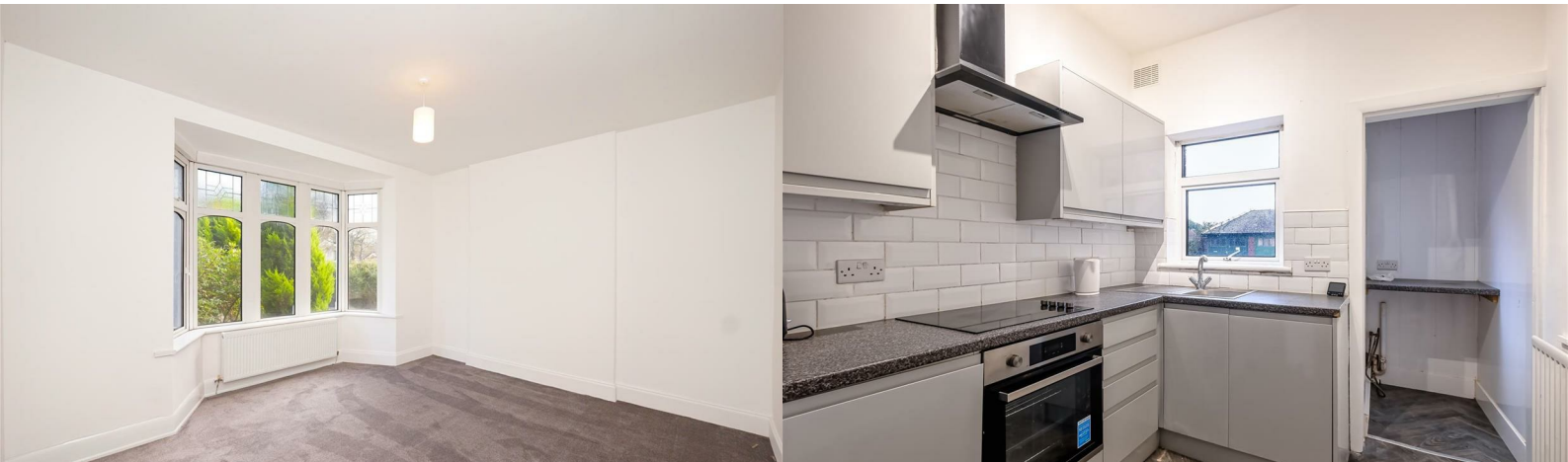
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# 13a Hawcoat Lane

Barrow-In-Furness, LA14 4HE

## Offers In The Region Of £125,000



***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 includes a garage, ideal for extra storage or a workspace. The property is vacant and ready for immediate occupancy, making it ideal for first-time buyers, downsizers, or investors.***

Now includes a Garage! 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 and garage.

### 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

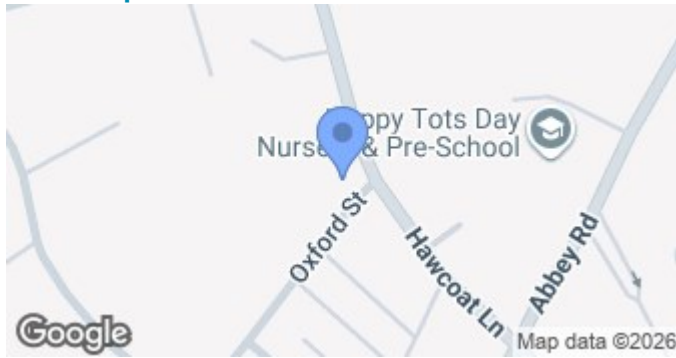
5'9" x 7'7" (1.77 x 2.33 )



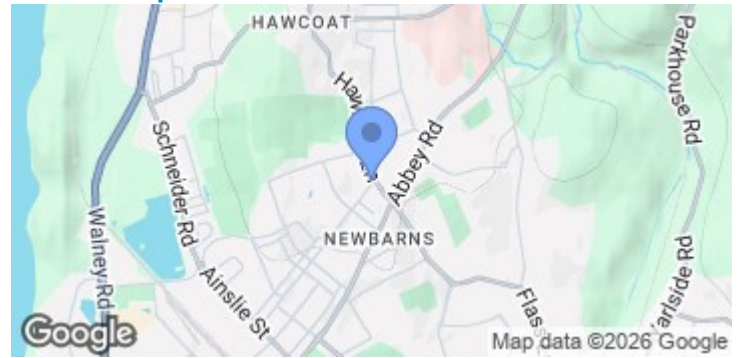
- No Onward Chain
- Neutral Decor Throughout
- Ready To Move Into
  - Double Glazing
- Council Tax Band - A
- Garage to Rear
- Close To Local Amenities
  - Gas Central Heating
- Popular Residential Location



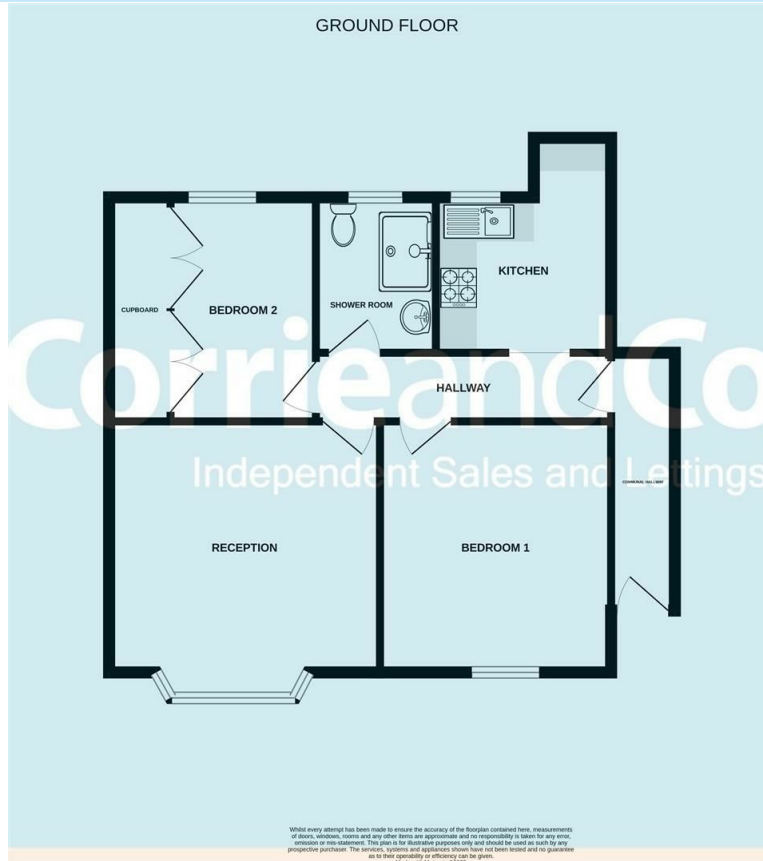
## Road Map



## 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 <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			
England & Wales		70	72
		EU Directive 2002/91/EC	