CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

45 Hollow Lane

Barrow-In-Furness, LA13 9JD

Offers In The Region Of £250,000

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This charming semi-detached property is set in a highly desirable location and offers an excellent opportunity for a family home. The house benefits from a garage, providing additional storage, a garden to the rear with a paved drive to the front for additional parking. The home offers well-proportioned living space throughout. Being vacant, the property is ready for immediate occupation and allows buyers the flexibility to move straight in or personalise to their own taste.

A porch provides access into the house, where you are welcomed into a spacious hallway which provides access to the main living areas and staircase to the first floor.
To the front of the house is the lounge, a well-proportioned and inviting room featuring a bay window that allows plenty of natural light, creating a warm and comfortable space ideal for relaxing or entertaining. Moving through to the rear, there is an open dining area, which offers generous space for family dining along with additional area for seating, overlooking the garden, and access via sliding patio door.
Leading on from the dining area is the kitchen, fitted with ample base and wall units, and positioned to enjoy outlooks over the rear garden. Adjacent to the kitchen is a practical utility room, offering additional storage and workspace, as well as access to a ground floor WC, adding convenience for family life. The utility area also provides internal access to the garage, ideal for storage or secure parking.

Ascending to the first floor, the landing connects all bedrooms and bathroom facilities. The property offers four bedrooms in total, including three generously sized double bedrooms and one further well-proportioned room, suitable for children, guests, or home office use. The family bathroom is fitted with a bath, a wash basin, a shower cubicle, and is complimented by a separate WC.

Externally, the rear garden is a real highlight, offering a good-sized lawn surrounded by mature planting and shrubs, creating a private and peaceful outdoor space. The garden also benefits from a greenhouse and timber summer house, ideal for gardening enthusiasts or additional leisure use.

Disclaimer: The sellers have a family connection to Corrie and Co.

Entrance Hallway
5'11" x 15'1" (1.81 x 4.61)

Lounge
13'3" x 11'1" (4.06 x 3.39)

Dining Area
13'3" x 11'10" (4.06 x 3.63)

Kitchen
12'1" x 7'10" (3.70 x 2.40)

Utility Room
7'4" x 7'11" (2.26 x 2.42)

Ground Floor WC
4'2" x 2'7" (1.28 x 0.81)

Landing
7'3" x 7'0" (2.22 x 2.15)

Bedroom One
10'9" x 11'1" (3.28 x 3.39)

Bedroom Two
10'9" x 12'0" (3.28 x 3.66)

Bedroom Three
6'11" x 14'6" (2.11 x 4.44)

Bedroom Four
7'3" x 7'3" (2.22 x 2.21)

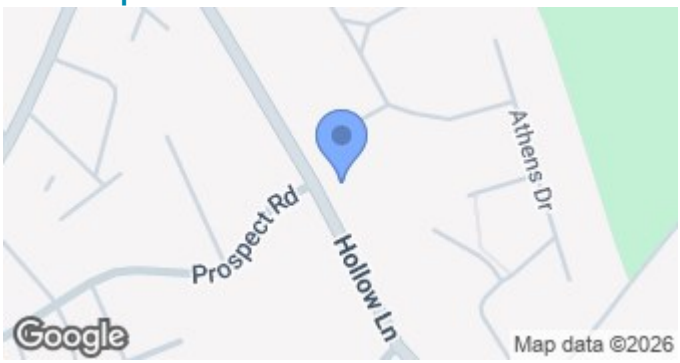
Bathroom
7'3" x 5'5" (2.22 x 1.67)

First Floor WC
4'3" x 2'3" (1.31 x 0.7)

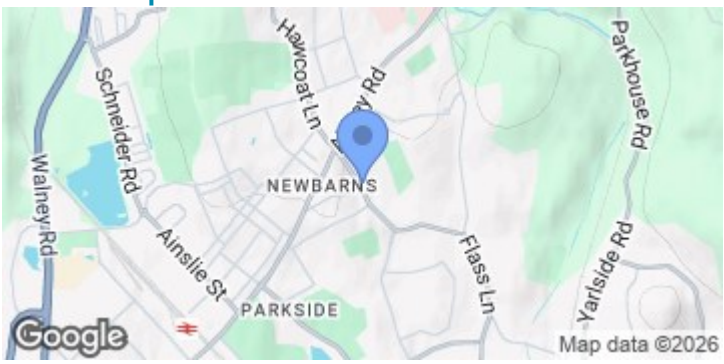
Garage
6'9" x 14'6" (2.08 x 4.44)

- No Onward Chain
- Garage and Off Road Parking
- Ideal Family Home
- Gas Central Heating
- Desirable Location
- Large Rear Garden
- Council Tax Band - C
- Double Glazing

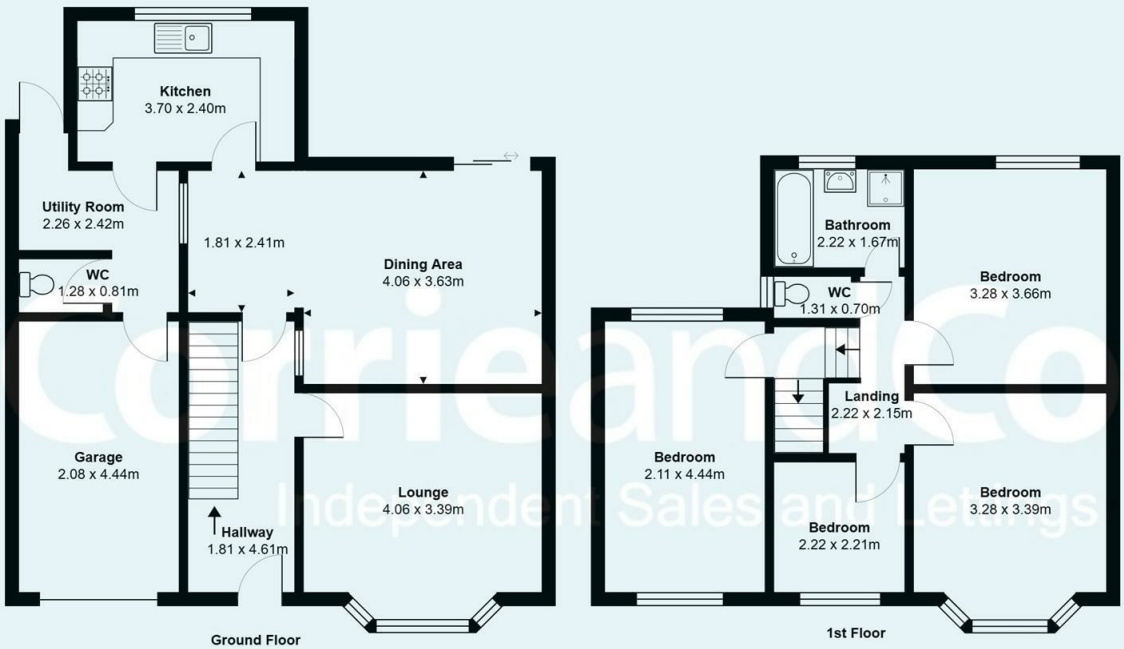
Road Map



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.