

## 42 Hawthorn Road, Barrow

£219,000 Freehold

**\*ATTRACTIVE MODERN TWO DOUBLE BEDROOM SEMI-DETACHED HOME OFFERED TO MARKET WITH NO ONWARD CHAIN\***

This superb well appointed property boasting lovely spacious open plan living space with modern kitchen is well located in a sought after position on a popular new development in Barrow with private parking and gardens and is close by to open countryside.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



An attractive stonebuilt modern semi-detached home situated in a sought after residential location on this popular new development in Barrow with private parking for two cars, gardens and is well positioned close by to open countryside. This modern house offers well presented, light and airy accommodation arranged across two floors. The ground floor offers a modern cloakroom and utility cupboard, an impressive open plan living area with a spacious lounge and dining area with luxury LVT wood effect flooring with french doors to the garden and a modern fitted kitchen with built in oven and hob. There are two excellent double bedrooms situated to the first floor with a landing and a modern three piece bathroom.

Outside there is a landscaped front garden with planted shrubs, paved pathway and lawn with front driveway two tarmac private parking spaces. Timber rear gate access and pathways leading to a good sized rear garden area with rear crushed plum slate patio and paved patio with pathways and lawned area with timber fencing surround. The property is ideal for first time buyers, downsizers or families looking to get onto the property ladder. Early viewing is recommended.

- Modern Semi-Detached House
- No Onward Chain, Ideal for FTB/Investors
- 2 Double Bedrooms, Modern 3-pce Bathroom
- Impressive Open Plan Living Dining Space
- Attractive Open Modern Kitchen; 2-Pce Cloaks
- Well Appointed Bright Internal Accommodation
- Gardens, Patio & Driveway For 2 Cars
- Sought After Location On New Development



**Entrance**

Composite front door with uPVC double glazed frosted window, full length uPVC double glazed frosted window, wood style flooring, utility storage cupboard with plumbing for washing machine, also housing combination gas central heating boiler.

**Cloakroom**

Spacious 2-pce modern white suite comprising pedestal wash basin with mixer tap, tiled splashback, low level w.c., wood style flooring, extractor fan, panelled radiator, uPVC double glazed frosted window.

**Kitchen Area**

Modern fitted kitchen with wall, base and drawer units, complementary laminate working surfaces, stainless steel sink drainer unit with mixer tap, 4-ring gas hob, built-in electric oven, extractor filter over, under unit spotlighting, space for fridge freezer, kick plinth heater, breakfast bar, spindle staircase leading to first floor. Open to living area:

**Lounge Area**

Wood style flooring, panelled radiator, television point, uPVC double glazed french doors opening out to rear garden.

**Landing**

Carpet flooring, panelled radiator, loft access, spindle balustrade.

**Bedroom One**

Carpet flooring, panelled radiator, 2x built-in wardrobes, television point, uPVC double glazed window.

**Bedroom Two**

Carpet flooring, panelled radiator, 2x uPVC double glazed windows, built in storage cupboard.

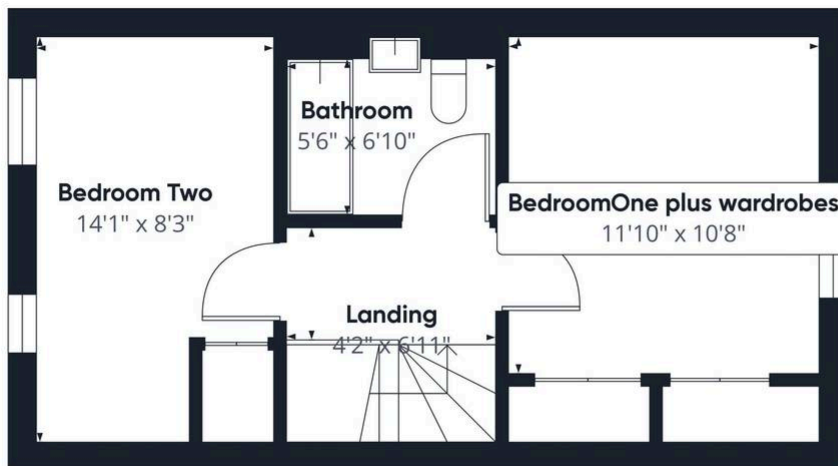
**Bathroom**

Modern 3-pce white suite comprising panelled bath, and thermostatic shower over, folding glazed screen, part tiled walls, pedestal wash basin with mixer tap, low level w.c., panelled radiator, wood style flooring, extractor fan.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

708.9 ft<sup>2</sup>

Reduced headroom

7.1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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