



5 Hawthorn Drive, Barrow-In-Furness, Cumbria, LA13 0RF

A superb family home which is situated in a popular residential location offering easy access to the local primary school, bus services and small children's play area. The nicely presented home provides a lounge and separate dining area, kitchen and sun room which has direct access into the garden. Upstairs there are three bedrooms including two doubles and a three piece bathroom. There is an integral garage with utility area to the rear, driveway parking and lovely gardens to the front and rear.

£189,950

This lovely family property provides excellent accommodation which is nicely laid out and benefits from having a sun room extension to the rear.

The accommodation briefly comprises: an entrance hall, lounge, fitted kitchen and dining room, sun room, three bedrooms and finally the bathroom. Outside is a single integral garage with utility style area to the rear and overhead mezzanine storage.

The gardens are nicely matured with external access to both sides of the house leading to the rear garden where there is a raised patio adjacent to the house and also a two tier lawn.

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DIRECTIONS

Leaving our Duke Street offices, bear right and follow the road round to the traffic lights. Turn left here and proceed ahead through several more sets of traffic lights until you meet the roundabout at Roose. Take the first exit off the roundabout into Leece Lane and then take the first turning left again into Holbeck Road. Take the fourth turning on the right into Holbeck Park Avenue. Proceed over the speed bumps and then take the second turning on the left into Hawthorn Drive. You will find the property on the left hand side.

ENTRANCE HALL

The fully glazed entrance door opens into an enclosed hallway which has a radiator concealed behind a decorative cover and a door opening into the lounge.

LOUNGE

12'9" (3.89 m) x 11'7" (3.53 m)

This nicely proportioned lounge offers a naturally light position within the home having a window to the front elevation overlooking the gardens. Central to the room is the fireplace which has an attractive polished surround and hearth with an inset living flame gas fire. There is open access onto the staircase leading to the first floor landing and also providing a valuable storage cupboard below.



The room has a central heating radiator and a door to the rear wall leading into the dining room.

DINING ROOM

8'7" (2.63 m) x 8'3" (2.53 m)

This room provides direct and open access into the adjacent kitchen and also into the sun room. The room provides sufficient space to comfortably accommodate a family sized dining table.

KITCHEN

11'3" (3.43 m) x 8'1" (2.47 m)

The extensive range of fitted units have a light wood effect finish to the cabinet fronts and a contrasting laminate style work surface incorporating a one and a half bowl sink unit. Integrated within the kitchen units is a stainless steel electric oven and matching stainless steel gas hob and stainless steel and glass cooker hood, dishwasher and fridge freezer. There is a central heating radiator and two windows to the rear elevation providing a lovely view of the garden.

SUN ROOM

9'6" (2.91 m) x 8'1" (2.48 m)

An excellent addition to the property providing a comfortable sitting space with views of the garden and steps onto the patio. The highly glazed room has a solid vaulted ceiling which will make the room a more comfortable place to sit during the summer months. There are fitted vertical blinds throughout and an electric wall mounted heater.

FIRST FLOOR LANDING

Having a double glazed window to the gable wall providing natural light into the stairwell, doors into the bedrooms and bathroom and also having a loft access point.

BEDROOM ONE

12'4" (3.77 m) x 10'3" (3.14 m)

The main bedroom is located to the front of the house providing a pleasant elevated view to the front. The room has a laminate style floor covering and central heating radiator beneath the front window.

BEDROOM TWO

12'6" (3.81 m) maximum x 8'9" (2.67 m)

A great sized second bedroom which is naturally light and overlooks the rear garden space. The outlook to the rear extends across a large section of the town including distant fields. Within the room, there is a large recess area which would be ideal to accommodate wardrobes or drawers. The radiator is installed beneath the window.

BEDROOM THREE

9'10" (3.01 m) x 6'5" (1.97 m)

The third and final room also offers good proportions with space for a single bed, drawers and wardrobe. The room has a high level window to the front elevation and a central heating radiator.

BATHROOM

8'4" (2.55 m) x 7'8" (2.34 m)

This larger sized family bathroom has a three piece suite in white including a WC, wash hand basin with cupboard storage below and also a panelled bath with mixer shower fitted over. The walls are half tiled with a painted finish elsewhere, there is a built-in linen cupboard, central heating radiator and also a high level window to the rear.







OUTSIDE

GARAGE

16'8" (5.08 m) x 8'5" (2.58 m)

This single integral garage has an up and over door to the front, mains power and lighting, overhead storage mezzanine area and also a useful utility style space to the rear with plumbing for a washing machine, fitted base units and a wall mounted boiler.

DRIVEWAY

GARDENS

The front garden area is open plan and predominantly lies to the right hand side of the driveway and footpath, offering mature planting with plenty of height and seasonal colour. There is full external access by gates to either side of the property, leading into the rear garden space which is terraced with a two tier lawn and raised patio adjacent to the house.

TENURE

Freehold





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(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: 5 Hawthorn Drive			



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Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device

and therefore there may be some distortion with regards to the readings.

We do not guarantee the accuracy of the measurements.

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