An attractively presented family home, beautifully upgraded with a contemporary style bathroom suite, modern kitchen and tasteful décor throughout. A great location within easy reach of many amenities.
DIRECTIONS
At the traffic light junction by the Shell petrol station on Abbey Road, turn into Hollow Lane. The house is in an elevated position on your right.

LOCATION
Hollow Lane is nicely situated in a popular part of the town and is only a matter of yards away from Abbey Road providing a direct route to the town centre. The immediate area offers a range of facilities including pre-school and primary/secondary schools, regular bus services, family pubs, a Co-op, Hawcoat Park Sports Club, Cricket Club and also a Bowling Green.

DESCRIPTION
This rather fine semi-detached home is situated in an elevated position with a sloping drive and steps leading to the front door. The entrance hall is naturally light and neutrally decorated with stairs ascending to the first floor and doors leading to the two reception rooms and kitchen. Both of the reception rooms are of a similar size with each overlooking the respective gardens. The front room has a contemporary style fireplace and a bay window.
The kitchen offers a smart range of fitted units with a white finish to the cabinets, black gloss tiled splashback areas and a quartz effect laminate worktop. There is a single drainer sink unit, plumbing for a dishwasher and space for a freestanding cooker.

There is open access into a separate laundry area where there is plumbing for a washing machine, space for upright fridge freezer and also a boiler. The laundry area has an external door and also access into the ground floor WC.

The first floor landing has loft access and also access to the three bedrooms, two of those being excellent double rooms and the third being a traditional single children’s room.

The bathroom is perhaps one of this property’s most appealing rooms with generous proportions and a stylish four-piece suite which includes; a WC, a rectangular shaped wall mounted wash basin, a double ended panelled bath with integrated shower attachment and also a separate shower enclosure with glazed sides and a single head shower fitted within.

Externally the property has a single attached motorbike garage/store with power and light, a sloping drive with semi enclosed garden alongside with lawn and hedgerow. To the rear is a fully enclosed garden with decking, lawn and storage shed.

**TENURE**
Freehold

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**What we love about the property……..**

“We love the presentation of this property, particularly the style of the fitted kitchen and also the superb bathroom.”
ROOM DIMENSIONS

Living Room
12’4” (3.78 m) X 10’2” (3.11 m)

Dining Room
13’1” (3.99 m) X 10’2” (3.11 m)

Kitchen
9’5” (2.87 m) X 6’6” (1.99 m)

Laundry Area
6’6” (1.98 m) X 4’5" (1.35 m)

Ground Floor WC

First Floor

Bedroom One
14’11” (4.56 m) into bay X 10’5” (3.19 m)

Bedroom Two
13’1” (4.00 m) X 9’10” (3.00 m)

Bedroom Three
7’7” (2.31 m) X 6’5” (1.97 m)

Bathroom
9’4” (2.85 m) X 7’1” (2.18 m)

Motorbike Garage/Workshop
16’1” (4.91 m) X 6’9” (2.06 m)

ADDITIONAL INFORMATION
Council Tax Band: C
Local authority: Barrow in Furness Borough Council
Services: Mains gas, electricity, water and drainage.
EPC Rating = D

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Sunday Closed

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