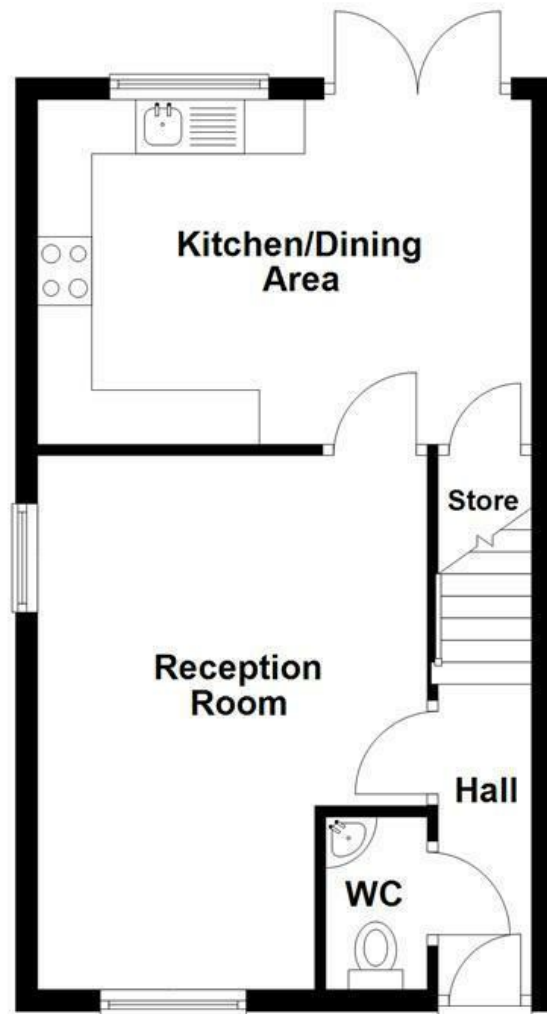
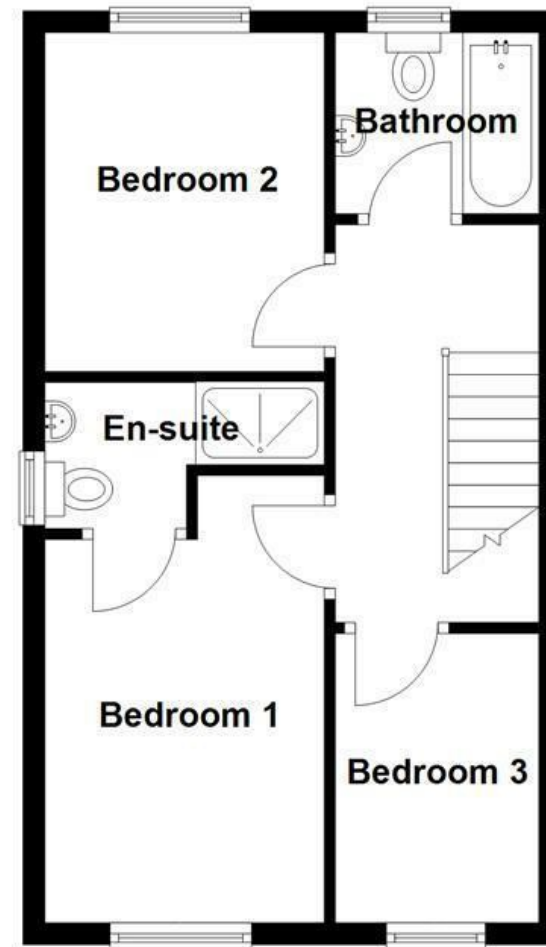


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hawthorn Road, Barrow, BB7 9ER

Asking Price £269,950

A STUNNING THREE BEDROOM SEMI-DETACHED HOME - NO CHAIN DELAY

Nestled on Hawthorn Road in the charming town of Barrow, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2021, this new build property spans an impressive 829 square feet and is designed to cater to the needs of a professional couple or a small family seeking their ideal home.

As you step inside, you are greeted by a welcoming atmosphere, enhanced by a neutral finish that allows for personal touches. The heart of the home is the open plan kitchen and dining room, featuring a stunning fitted kitchen that is both stylish and functional, making it perfect for entertaining guests or enjoying family meals.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The main bedroom benefits from an ensuite shower room, offering a touch of luxury and convenience. The additional bathroom serves the other bedrooms, ensuring that everyone has their own space.

Outside, the property features off-road parking, a valuable asset in this popular location. With easy access to major commuter routes along the A59, this home is ideally situated for those who travel for work or leisure.

In summary, this semi-detached house on Hawthorn Road is a fantastic opportunity for anyone looking to settle in a modern, well-appointed home in a desirable area. With its thoughtful design and convenient location,

Hawthorn Road, Barrow, BB7 9ER

Asking Price £269,950

 3  2  1  B

- Exquisite Semi Detached Property
 - No Chain Delay
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Sought After Area
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Off road parking.

Entrance Hall

9'9 x 3'3 (2.97m x 0.99m)
Composite double glazed frosted front door, central heating radiator, smoke detector, fuse box, wood effect laminate flooring, doors leading to WC, reception room and stairs to first floor.

WC

5'3 x 3'0 (1.60m x 0.91m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Reception Room

16'2 x 11'9 (4.93m x 3.58m)
Two UPVC double glazed windows, central heating radiator, television point and door to kitchen/dining area.

Kitchen/Dining Area

14'11 x 10'5 (4.55m x 3.18m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated Zanussi oven with four ring electric hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, integrated Zanussi dishwasher, fridge freezer, washing machine, enclosed Logic combi boiler, wood effect laminate flooring, door to understairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

Central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

Bedroom One

13'9 x 8'6 (4.19m x 2.59m)
UPVC double glazed window, central heating radiator and door to en suite.

Bedroom Two

10'2 x 8'5 (3.10m x 2.57m)
UPVC double glazed window and central heating radiator.

Bedroom Three

8'9 x 6'3 (2.67m x 1.91m)
UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'6 (1.91m x 1.68m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, partially tiled elevations, extractor fan and tiled effect flooring.

External

Rear

Laid to lawn garden with decking and bedding areas.

Front



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