

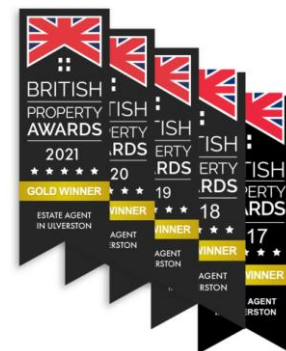
DIRECTIONS

Proceeding over Jubilee Bridge onto Walney, turn right at the traffic lights onto the promenade. Proceed along past the school before turning left into Mill Lane. Proceed over the hill and past the fire station before turning right into West Shore Road. Next, take the 3rd turning on the right hand side into Irwell Road and then the first left into Windrush Crescent. The property is identified by a Pink For Sale Sign.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: Barrow Borough Council
 SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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PARKING

17 Windrush Crescent, Walney,
 Barrow-in-Furness, LA14 3UJ

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated off West Shore Road Walney, this well presented end terraced mews has been upgraded and modernised by the current owners to provide a light and airy home with modern fitments, gas central heating system and double glazing. With a good standard of decoration throughout and comprising of spacious lounge, open plan fitted kitchen/diner, separate study, two bedrooms with separate access to a modern bathroom. Gardens to the front ,side and rear. Driveway for off road parking. Ideal for a couple or first time buyer. Viewing highly recommended to appreciate the presentation of this lovely home.



Composite door opens directly into:

HALLWAY

Carpeted stairs immediately ahead of you with access to first floor. Internal doors lead to lounge and kitchen/diner.

LOUNGE

11' 4" x 15' 0" (3.45m x 4.57m)
Nicely proportioned room with tasteful décor in shades of grey with further contrasting walls make for a stylist room. Dual double glazed windows to the front and side elevations, wall mounted electric fire, light with ceiling rose, power points and radiator.

KITCHEN/DINER

8' 11" x 15' 0" (2.72m x 4.57m)
Fitted with a comprehensive range of base, wall and drawer units with contrasting work surface over, incorporating one and a half bowl sink unit with mixer tap, finished with coloured wall tiling.

Integrated black oven with matching four ring electric hob, black angled cooker hood over and wine cooler. Recess spaces for washing machine and upright fridge freezer, ample power points, light, radiator and picture window facing the rear elevation. Additional storage cupboard and access to study.

STUDY

6' 11" x 6' 7" (2.11m x 2.01m)
Window to side elevation, light, power points and radiator. Access to the rear via a uPVC door. Perfect addition for those working from home.

FIRST FLOOR LANDING

Feature papered wall, radiator, light, smoke alarm and doors leading to two bedrooms and bathroom.



BEDROOM

11' 4" x 11' 8" (3.45m x 3.56m)
Neutral coloured décor and naturally light. Double glazed window to the front elevation, fitted radiator, over stairs cupboard, light and power points.

BEDROOM

8' 11" x 15' 0" (2.72m x 4.57m)
Dual windows to the front and side elevation with fitted blinds. Tastefully decorated in shades of royal blue with contrasting grey carpet, light, power points and radiator.

BATHROOM

6' 6" x 6' 6" (1.98m x 1.98m)
This sophisticated compact contemporary bathroom with modern stone grey vanity unit with white wash hand basin and contrasting wc also provides a shower bath with fixed shower and black bath side screen, finished with panelling to the walls, overhead light and wall mounted heated towel rail/radiator.

EXTERIOR

To the front of the property is a blocked paved driveway for off road parking, gardens to the front, side and rear. Artificial grass to the rear and side, with perfect seating area for enjoying, without having to be too green fingered and fully enclosed with gated access.

