

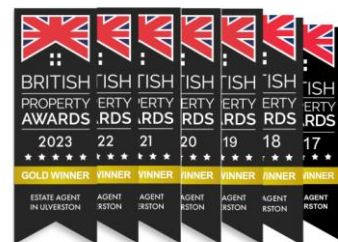
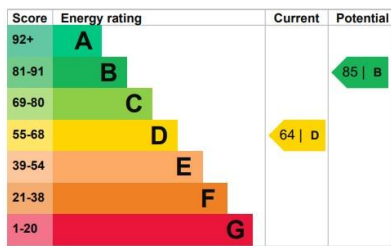
DIRECTIONS

Proceeding into Barrow-in-Furness long A590 at the round a bout continue along the A590 heading pass the Sowerby Wood Business Park on the left and then Kimberly-Clark on the right hand side continue and take the turning on the left after Jacksons Timber (on the right) towards the Ormsgill Public House. At the pub turn left onto Ormsgill Lane and then left onto Grosvenor Street before taking the first right onto Morecambe Crescent. The property can be found on the right hand side.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/motion.radar.cats>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains services include gas, electricity, water and drainage.



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

14 Morecambe Crescent,
Barrow-in-Furness, LA14 4BL
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Family home looking for a new owner, situated on the outskirts of Barrow. Offering great sized accommodation comprising of lounge, kitchen/diner overlooking the rear garden, three bedrooms and wet room to the first floor. Completing the property is ample parking to the side, front and rear gardens, gas central heating system and double glazing. Having undergone improvements by the current owner to include a new kitchen, carpets throughout and decorating creating a ready to move in property you can enjoy as soon as the kettle has been put on. Viewing is advised early to avoid disappointment.



Entered through a PVC door with glazed insert into:

PORCH

3' 6" x 6' 6" (1.07m x 1.98m)
Glazed panes to three sides, cladding to ceiling and wooden door with glazed insert and side glazing into:

LOUNGE

13' 0" x 17' 5" (3.96m x 5.31m)
Wood style laminate flooring, good sized double glazed window to front and further opaque glazed window to side. Central feature fireplace with wooden surround, mantle and marble style hearth and back with gas coal effect fire. Radiator, two ceiling light points and stairs lead to first floor with storage cupboard under.

KITCHEN/DINER

10' 5" x 17' 5" (3.18m x 5.31m)
Dining area
UPVC double glazed window to rear, radiator and ceiling light point with moveable spots. PVC door with glazed inserts to rear garden.
Kitchen area
Fitted with a modern range of soft close, base, wall and drawer units with worktop over incorporating Blanco sink and drainer with mixer tap. Matching up stands, gold fitments, integrated upright fridge/freezer, space for washing machine, oven and hob with modern cooker hood over. Ceiling light point with moveable spots and uPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Loft access, cupboard with shelving, ceiling light point and opaque uPVC, double glazed window to side.



BEDROOM

12' 6" x 10' 7" (3.81m x 3.23m)
Double room with uPVC double glazed window to front, radiator and ceiling light point.

BEDROOM

9' 0" x 6' 6" (2.74m x 1.98m)
Single room with uPVC double glazed window to front, wall mounted glow worm boiler and ceiling light point.

BEDROOM

10' 11" x 10' 1" (3.33m x 3.07m) widest points
Further double room with uPVC double glazed window to rear, radiator and ceiling light point.

WET ROOM

5' 4" x 7' 0" (1.63m x 2.13m)
Mira electric mixer shower with central drainer, low level WC and pedestal wash hand basin. Cladding to two and a half walls, radiator, ceiling light point and extractor. Opaque uPVC double glazed window to rear.

EXTERIOR

To the front is a lawned area with border under the lounge window and pathway to the front door. A driveway runs down the side leading to the rear garden which offers both a patio area, space for a shed and a raised lawn with planted borders.

