



DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and continue over the hill with Furness General Hospital on your left. Take your first right into Glenridding Drive continue up the hill taking your fourth left into Bowfell Crescent where you will find the property on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/apples.rotate.wasp>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.

PLEASE NOTE: The 5KW Solar System gives electricity for you to use when the sun is shining and an income from the Feed in tariff.



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.



£227,500



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WORKSHOP
& PARKING

41 Bowfell Crescent,
Barrow-in-Furness, LA14 4PT

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional three bedroom semi detached bungalow complete with owned solar panels that feed into the grid. Having been extended to create an extra two bedrooms within roof space and is considered a comfortable family sized property situated in this popular area of Hawcoat. Recently tarmacked drive and landscaped garden along with re-cladded bathroom, uPVC double glazing, gas fired central heating system and with the advantage of a workshop to the rear. Comprising of hallway, bay windowed lounge with adjoining dining room, fitted kitchen, double bedroom with built-in wardrobes and bathroom to the ground floor plus the two double bedrooms within the roof conversion. Enclosed, low maintenance front garden and ample sized rear garden plus the advantage of a long driveway. Offered for sale with vacant possession having no upper chain and early inspection is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door into:

ENTRANCE HALL

Storage cupboard, access to dining room, kitchen, bedroom and bathroom. Ceiling light point and stairs to first floor.

LOUNGE

16' 9" x 10' 7" (5.11m x 3.23m)

Gas fire with feature surround, ceiling light point, radiator and uPVC double glazed bay window to front. Open double doorway to:

DINING ROOM

9' 8" x 9' 2" (2.95m x 2.79m)

UPVC double glazed window to front, ceiling light point and radiator.

KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m)

Fitted with a good range of base, wall and drawer units with contrasting worktops over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, chrome handles and splashback tiling. Space and point for gas cooker with cooker hood over, space for undercounter fridge, space for freezer and space and plumbing for washing machine. Two uPVC double glazed windows to rear and side, ceiling light point and external door to garden.

BEDROOM

12' 0" x 10' 7" (3.66m x 3.23m)

Double room with uPVC double glazed window to rear, ceiling light point, understairs wardrobes and radiator.

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Three piece suite in white comprising of low level, dual flush WC, pedestal wash hand basin and panelled bath. Modern panelling to walls, ceiling light point and opaque uPVC double glazed window to side.



FIRST FLOOR LANDING

Access to two bedrooms and ceiling light point.

BEDROOM

18' 11" x 10' 5" (5.77m x 3.18m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

18' 11" x 10' 2" (5.79m x 3.10m)

Further double room with uPVC glazed window to rear, ceiling light point and radiator.

EXTERIOR

Driveway giving access to side entrance door and gardens. Low maintenance garden to front and ample sized garden to rear with patio.

WORKSHOP

20' 2" x 10' 0" (6.15m x 3.05m)

Light and power. External door to garden.

