

Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

**DIRECTIONS**

Entering Barrow via Abbey Road from Mill Brow round about and with Furness General Hospital on your right, continue passed the left turn into Rating Lane. Continue left at the roundabout into Flass Lane turning left into Clevelands Avenue, following the road to the right and eventually turning right into Beacon Crescent where you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/meals.stole.slower>

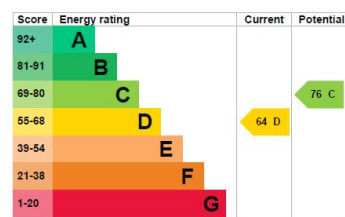
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



**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.



JH Homes

£250,000



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2



PARKING

7 Beacon Crescent,  
Barrow-in-Furness, LA13 0AP

For more information call **01229 445004**

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Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Well presented detached family home set in a quiet cul-de-sac off Clevelands Avenue, in the ever-popular Beacon Hill estate, Barrow in Furness. Built within 2003, this wonderful home has been well maintained and updated by the current vendor and would be fully appreciated upon recommended viewing. Offering excellent family accommodation comprising of entrance hall, cloakroom/WC, lounge with space for wall mounted flat screen TV with modern fireplace beneath, dining room, conservatory and kitchen with integral appliances to ground floor with three good-sized bedrooms, master having an en-suite facility and family bathroom. Ample parking to the front and side and low maintenance gardens front and rear and complete with gas central heating system and uPVC double glazing. Conveniently close is Furness General Hospital, Barrow Sixth Form College, St Bernard's Catholic High School, Chetwynde School and regular bus routes to and from Barrow to Ulverston.



Accessed through a PVC door into:

**ENTRANCE HALL**

Stairs to first floor, door to lounge and door to WC.

**CLOAKROOM/WC**

Two piece suite comprising of low level, WC and wash hand basin. Window to front.

**LOUNGE**

17' 9" x 12' 7" (5.42m x 3.84m) widest points  
Wall mounted electric fire with space for flat screen TV and sound bar above, radiator and uPVC double glazed window to front. Open to:

**DINING ROOM**

11' 6" x 7' 7" (3.51m x 2.31m)  
Sliding patio doors to the conservatory, door to kitchen and radiator.

**CONSERVATORY**

9' 6" x 9' 4" (2.90m x 2.84m)  
UPVC double glazed windows to rear garden and external doors.

**KITCHEN**

11' 6" x 8' 4" (3.51m x 2.54m)  
Fitted with a range of base, wall and drawer units with work top over incorporating sink and drainer with mixer tap and matching splashbacks. Integrated eye level double oven and five ring gas hob with cooker hood over. Space and plumbing for washing machine, understairs cupboard, uPVC double glazed window to rear and external door to side.

**FIRST FLOOR LANDING**

Access to all bedrooms and bathroom. storage cupboard housing combination boiler for the hot water and heating system and radiator.

**MASTER BEDROOM**

14' 1" x 8' 11" (4.29m x 2.73m)  
Double room with uPVC double glazed windows to front, radiator and door to:



**ENSUITE**

Three piece suite comprising of low level, dual flush WC, wash hand vanity basin with mixer tap and cupboards below and shower cubicle. Radiator, opaque uPVC double glazed window and tiling to walls and floor.

**BEDROOM**

9' 11" x 9' 8" (3.03m x 2.97m)  
Further double room with uPVC double glazed window to rear and radiator.

**BEDROOM**

8' 11" x 6' 8" (2.72m x 2.05m)  
Single room with radiator and uPVC double glazed window to front.

**BATHROOM**

Three piece suite comprising 'P' shaped bath with screen and shower over and vanity unit housing concealed, dual flush WC and wash hand basin. Heated towel rail, tiled to walls and floor, ladder style heated radiator and uPVC double glazed window to side.

**EXTERIOR**

Off road parking giving access to the side of the property, front garden area with lawn and low maintenance rear garden with timber decking and artificial turf.

