

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Entering Barrow via Mill Brow Roundabout, continue into Abbey Road, with Furness General Hospital on your right-hand side. After a short while turn left into Croslands Park and follow the road until you see Dalmore Court on your right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/printing.mainly.huddle>

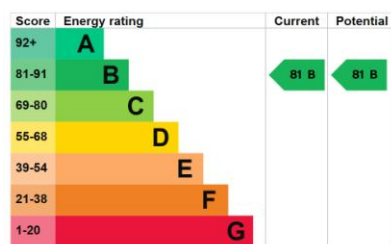
GENERAL INFORMATION

TENURE: Leasehold - 999 years from 1988. Management Fee is split between 12 apartments and is advised as being £100.00. Please contact the office for further information.

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, 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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GARAGE &
PARKING

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Situated in a sought after residential area at Croslands Park Barrow, this is a rare opportunity to purchase a modernised and updated first floor apartment set in beautiful communal garden grounds complete with private balcony with views. Benefitting from gas central heating system, uPVC double glazed windows and accommodation comprising of entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms and luxury shower room. Externally there is ample communal off-road parking and the advantage of a private single garage. Offered for sale with vacant possession and no chain, this flat is ideal for a single couple or retired person with early viewing being highly recommended. Well situated to Furness General Hospital, Furness College and various schools. Pleasant walks surrounding, including the beautiful Furness Abbey Valley Walk. All in all this is a fantastic purchase opportunity, particularly for the investment or retired buyer, with early inspection strongly advised.



Communal reception hall with intercom access.
Communal staircase to first floor.

ENTRANCE HALL

Intercom phone, radiator and two storage cupboards.
Doors to lounge, two bedrooms and shower room.

LOUNGE/DINER

31' 1" x 17' 0" (9.47m x 5.18m)
Three uPVC double glazed windows to front and side, electric fire with feature surround and radiator. Door to kitchen and French style double glazed, double doors to:

BALCONY

Private with views over the communal gardens, open fields and towards Morecambe Bay.

KITCHEN

13' 11" x 8' 8" (4.24m x 2.64m)
Fitted with a good range of base, wall and base units with contrasting work top over incorporating stainless steel sink with mixer tap and recess tiling. Integrated undercounter electric double oven, electric hob with cooker hood over, space for fridge, space for freezer and space and plumbing for washing machine. Wall mounted combination boiler for the hot water and heating system and uPVC double glazed window to rear.

BEDROOM

13' 11" x 13' 0" (4.24m x 3.96m)
Double room with two uPVC double glazed windows to rear and side, fitted wardrobes and radiator.



BEDROOM

7' 9" x 10' 9" (2.36m x 3.28m)
Fitted wardrobes and shelving, radiator and uPVC double glazed window to side.

SHOWER ROOM

6' 6" x 8' 2" (1.98m x 2.49m)
Luxury three piece suite comprising of shower cubicle and vanity unit housing concealed, dual flush WC and wash hand basin with mixer tap. Cladding to walls and ceiling, heated towel rail and uPVC double glazed window to side.

GARAGE

16' 11" x 7' 10" (5.16m x 2.39m)
Single garage with up and over door, a selection of base and wall units, overhead storage, light and power.

EXTERIOR

Set in extensive communal garden grounds maintained to a very high standard with allocated parking.

