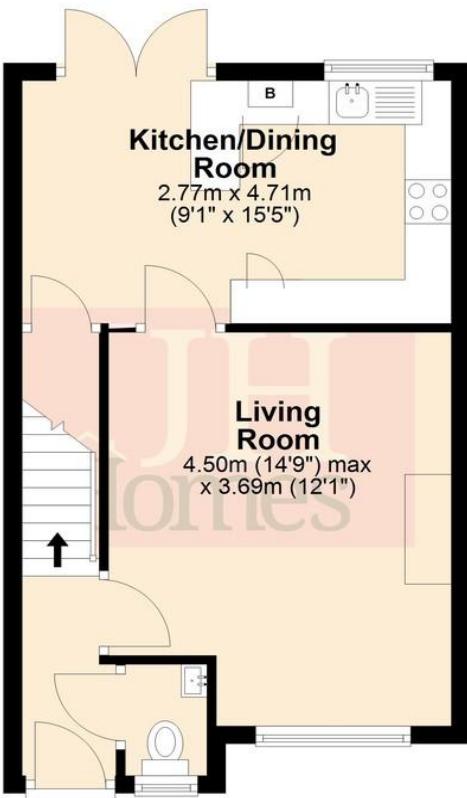


Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.2 sq. feet)

DIRECTIONS

On entering Barrow from Mill Brow roundabout, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Continue left into Flass Lane, past Tesco Metro and Roose Station. At the junction turn left onto Roose Road and at the roundabout take the second exit into Leece Lane, follow the road round and up the hill. Eventually taking your second left into Holbeck Park Avenue. Take your second right into Oakwood Drive, and first right into Crofters Crescent.

The property can be found by using the following "What Three Words": <https://w3w.co/rushed.boost.search>

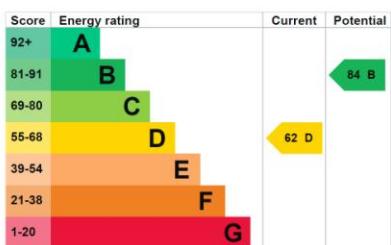
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£245,000



1



2



1



OFF ROAD
PARKING

**7 Crofters Crescent,
Barrow-in-Furness, LA13 0UD**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Immaculately presented and recently updated two-bedroom mid mews, occupying a favourable level location in a quiet cul-de-sac on the ever-popular Holbeck Estate in Barrow. Situated close and within walking distance of the highly regarded Yarlside Academy, and close to family friendly public houses, swing park, bus routes and local shop. Early inspection is strongly advised as the property has been well upgraded and maintained by the current vendor with modern contemporary decoration and lighting throughout. Includes gas central heating system, uPVC double glazing, modern kitchen/dining room with integral appliances, luxury shower room, parking to front and low maintenance garden to rear with composite decking and storage shed. Comprising of entrance vestibule, doaks/WC, lounge with coal effect living flame gas fire, kitchen/dining room with breakfast bar and French doors to rear garden to the ground floor with two double bedrooms and stylish shower room to the first floor. Early internal inspection strongly recommended.



Accessed through a door into:

VESTIBULE

Entrance door, door to lounge and stairs to first floor. Door to:

WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Heated towel rail and uPVC double glazed window to front.

LOUNGE

14' 9" x 12' 1" (4.5m x 3.68m)

UPVC double glazed windows to front and coal effect living flame gas fire with marble effect surround, wood laminate flooring and radiator.

Door to:

KITCHEN/DINING ROOM

9' 1" x 15' 5" (2.77m x 4.7m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with mixer tap and splash back tiling. Wood laminate flooring, radiator, under stairs storage and cupboard housing combination boiler for the hot water and heating system. UPVC double glazed window to rear, fridge/freezer, dishwasher and electric hob/double oven. Breakfast bar and uPVC double glazed French style double doors to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.



BEDROOM

15' 2" x 13' 1" (4.62m x 3.99m)

UPVC double glazed window to front, radiator and two storage cupboards.

BEDROOM

9' 10" x 9' 3" (3m x 2.82m)

Radiator and uPVC double glazed window to rear.

BATHROOM

Three-piece suite comprising of WC, wash hand basin and tiled shower cubicle. Wood laminate flooring, radiator and uPVC double glazed window to rear.

EXTERIOR

Block paved double off road parking to front extending to entrance door. Enclosed, low maintenance garden with composite decking area, storage shed and border plants/shrubs.

