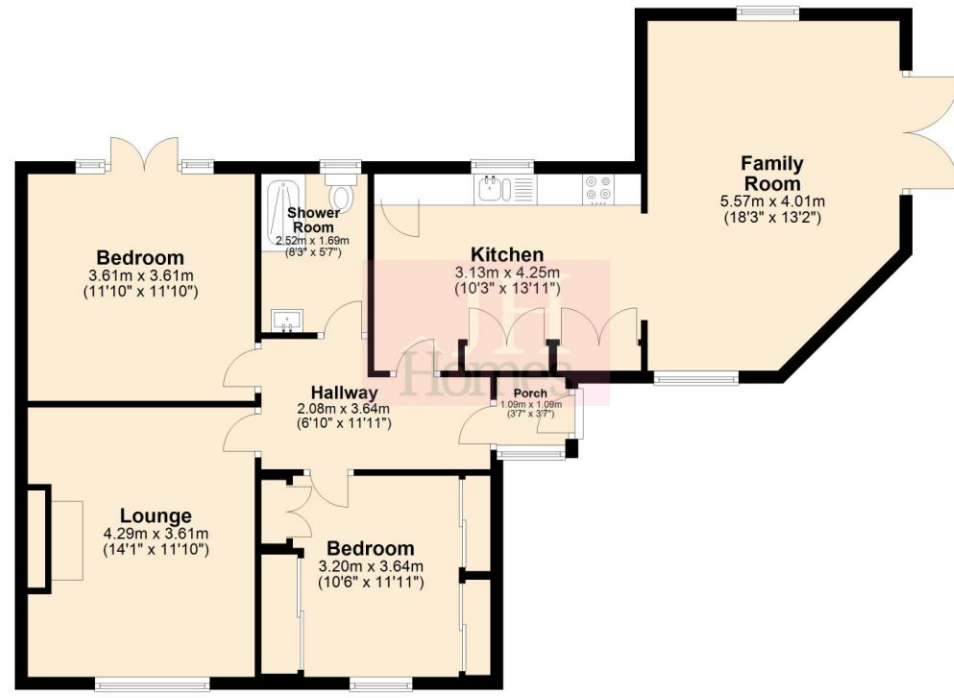


**Ground Floor**  
Approx. 88.6 sq. metres (953.1 sq. feet)



Total area: approx. 88.6 sq. metres (953.1 sq. feet)

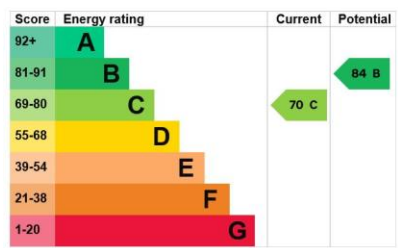
**DIRECTIONS**

Proceeding into Kirkby-In-Furness from Ulverston over Kirkby Moor and dropping into Becksde at the main cross roads with the Commercial Pub ahead of you, turn right onto the main road after a short distance there is a garage on the right and immediately opposite is the entrance to Combe Crescent. From Combe Crescent number 10 is situated at the head of the cul-de-sac, look for the pink "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/stance.family.earth>

**GENERAL INFORMATION**

- TENURE: Freehold
- COUNCIL TAX: C
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, gas, water and electric.



**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.




- 2
- 2
- 1
- GARAGE & PARKING

**10 Combe Crescent,  
Kirkby-in-Furness, LA17 7UE**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Excellent and exciting opportunity to purchase this extended and much improved semi detached bungalow, which must be seen to be appreciated at the head of a cul-de-sac within the popular village of Kirkby-in-Furness. Well presented to a high specification, offering comfortable accommodation suited to a wide range of buyers from the younger professional couple to those downsizing as well as being offered for sale with vacant possession having no upper chain. Comprising of porch, hall, lounge, excellent modern fitted kitchen opening to a fabulous lounge/diner/family room, two bedrooms and stylish shower room. Complete with off road parking, single garage, pleasant rear garden area, gas central heating system and uPVC double glazing. The village of Kirkby-in-Furness has a popular primary school, public houses, and railway station nearby. Offering good road access to Barrow, Ulverston and an excellent base for exploring the Southern Lakes and the West Coast. Taking all of this into account there really isn't a reason not to view.



Approached via a PVC door with double glazed inserts to:

#### PORCH

3' 7" x 3' 7" (1.09m x 1.09m)

UPVC double glazed window, laminate flooring and giving shelter to a PVC door with double glazed inserts into:

#### ENTRANCE HALL

6' 10" x 11' 11" (2.08m x 3.63m)

Warm and welcoming hall with light wood grain effect laminate floor, radiator and cupboard for electric meter with the circuit breaker control point. Access to loft and modern white panel doors giving access to kitchen, lounge, two bedrooms and shower room.

#### LOUNGE

14' 1" x 11' 10" (4.29m x 3.61m)

Cosy, well appointed rooms situated to the front of the property with uPVC double glazed picture window offering an aspect down the cul-de-sac. Offering central fireplace feature with slate hearth, exposed wooden mantle shelf and displaying living flame effect stove, radiator, electric power points, ceiling light point, TV aerial point and provision for satellite television.

#### KITCHEN

10' 3" x 13' 11" (3.12m x 4.24m)

Comprehensively fitted with an attractive range of base, wall and drawer units with worktop over incorporating ceramic one and a half bowl sink unit with mixer tap. Integrated appliances include Neff double oven and microwave with warming drawer, fridge freezer, Neff induction hob with matching cooker hood over, dishwasher and washing machine. Useful slide out pantry style unit, LED lights to ceiling, wood grain effect laminate flooring and uPVC double glazed window offering an aspect to the rear garden and neighbouring garden beyond.

#### FAMILY ROOM

18' 3" x 13' 2" (5.56m x 4.01m)

Double glazed "Lantern" roof light, double glazed windows and French doors with fitted blinds while taking advantage of the countryside views and gardens. Excellent space for both living and dining purposes, modern electric panel heater, inset lighting to ceiling and ample power points.

#### BEDROOM

11' 10" x 11' 10" (3.61m x 3.61m)

Double bed, situated to the rear of the bungalow with uPVC double glazed French doors giving access to the garden and windows to the side. Reproduction style radiator, ample power points and ceiling light point.



#### BEDROOM

10' 6" x 11' 11" (3.2m x 3.63m)

Fitted with a comprehensive range of built in furniture to both sides with sliding doors including mirrored frontage, shelving and hanging rails. Radiator, uPVC double glazed window with fitted blind, power points and ceiling light point.

#### SHOWER ROOM

8' 3" x 5' 7" (2.51m x 1.7m)

Stylish modern three piece suite in white comprising of glazed walk in shower with the mostatic shower, flexi track spray and fixed rain head shower, WC with concealed low flush cistern with matching sink unit set within vanity unit and storage beneath. Traditional style modern radiator and towel rail combination, inset lights to panelled ceiling, ducted extraction fan and uPVC double glazed window with fitted blind.

#### EXTERIOR

Impressed concrete driveway with access to single garage. Rear and side gardens perfect for enjoying, without having to be too green fingered, whilst taking advantage of the surrounding hills and countryside. Flagged path, patio seating areas and a artificial grass offering a good degree of privacy.

#### GARAGE

Up and over door and courtesy door to side.

