

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 left into Dane Avenue and first right into Portland Crescent and follow the road round to the left where the property can be found on your right hand side.

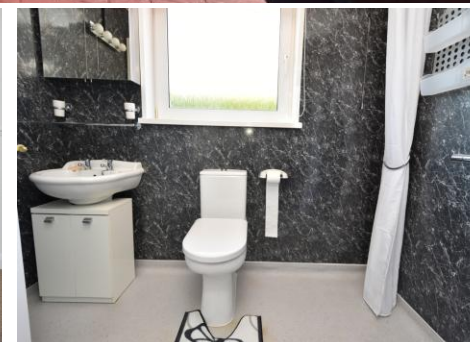
The property can be found by using the following "What Three Words" <https://w3w.co/rider.aside.spent>

GENERAL INFORMATION

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



£325,000



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GARAGE & PARKING



**13 Portland Crescent,
 Barrow-in-Furness, LA14 4EU**

For more information call **01229 445004**

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Estate Agency Act 1979
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Traditional three bedroom semi detached bungalow which has been greatly extended to afford a comfortable family sized property occupying an enviable plot situated in this popular area of Hawcoat. Comprising of hallway, lounge and adjoining dining room with wood laminate flooring, fitted kitchen/breakfast room with integral appliances, utility room, garage with utility area/WC, two double bedrooms and wet room to the ground floor. To the second floor is a third bedroom as part of a roof conversion. Completing the property is UPVC double glazing, gas fired central heating system, garage to side which could be converted into extra living accommodation (with relevant planning), driveway, enclosed, low maintenance front and excellent sized rear garden which is laid to lawn with greenhouse, potting shed and vegetable plots. 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 door into:

ENTRANCE HALL

Access to dining room, kitchen/breakfast room, both bedrooms and wet room. Ceiling light point.

LOUNGE

12' 10" x 9' 8" (3.92m x 2.95m)
UPVC French style double glazed double doors to rear garden. Coal effect living flame gas fire with brass trim, tiled back, plinth and Adams style surround, ceiling light point and radiator.

KITCHEN/BREAKFAST ROOM

22' 4" x 9' 8" (6.81m x 2.95m)
Fitted with a good range of base, wall and drawer units with contrasting worktops over incorporating stainless steel sink and drainer with mixer tap, brass drop handles and pastel shaded splashback tiling. Integrated electric oven with five ring gas hob over and cooker hood. Dresser with glazed display units, space for dining table, radiator and spot lights to ceiling. Two uPVC double glazed windows to the rear and side. Door to:

UTILITY ROOM

11' 10" x 4' 9" (3.61m x 1.45m)
PVC door with double glazed inserts and uPVC double glazed window to rear. Space and plumbing for washing machine, ceiling light point and integral door to garage.

BEDROOM

16' 11" x 10' 6" (5.16m x 3.2m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 3" x 9' 7" (3.12m x 2.92m)
Further double room with uPVC double glazed window to front, ceiling light point and radiator.

WET ROOM

Two piece suite comprising of low level, dual flush WC and pedestal wash hand basin with cupboards slotted under, floor drain, wall mounted mixer shower and shower curtain. Modern cladding to walls, ceiling light point and opaque uPVC double glazed window.



BEDROOM

19' 10" x 15' 6" (6.05m x 4.72m)
Two roof windows, radiator, ceiling light point and eaves storage. Cupboard housing combination boiler for the hot water and heating system.

GARAGE

22' 0" x 18' 2" (6.71m x 5.54m)
Light and power, external door to rear garden and door to:

UTILITY ROOM/WC

Window, base unit with worktop over incorporating sink and WC.

EXTERIOR

Ample driveway leading to garage. Low maintenance garden to front and further ample sized garden to rear with patio, lawned area, vegetable plots, greenhouse and potting shed. Wooden latch gate to public footpath to Cowllarns Road.

