



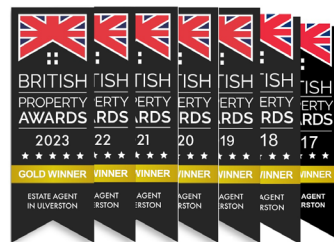
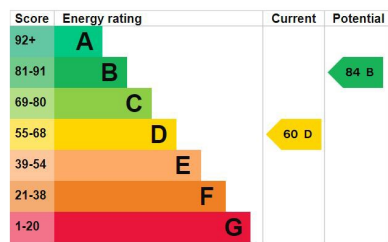
DIRECTIONS

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 right into Glenridding Drive continue up the hill taking your fourth left into Bowfell Crescent where you will find the property on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/apples.rotate.wasp>

GENERAL INFORMATION

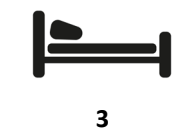
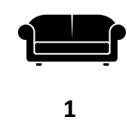
TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including gas, electric, water and drainage.
 PLEASE NOTE: The 5KW Solar System gives electricity for you to use when the sun is shining and an income from the Feed in tariff.



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 **£228,500**



**41 Bowfell Crescent,
 Barrow-in-Furness, LA14 4PT**

For more information call **01229 445004**

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Traditional three bedroom semi-detached bungalow which has been extended to create two further bedrooms upstairs. Considered a comfortable family sized property situated in this popular area of Hawcoat. Comprising of hallway, bay windowed lounge, dining room, fitted kitchen, ground floor bedroom with built in wardrobes and bathroom. To the first floor are two further double bedrooms within the roof conversion. Complete with enclosed, low maintenance front garden, ample sized rear garden, driveway, uPVC double glazing, gas fired central heating system and workshop. 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 PVC door into:

ENTRANCE HALL

Storage cupboard, access to dining room, kitchen, bedroom and bathroom. Ceiling light point and stairs to first floor.

LOUNGE

16' 9" x 10' 7" (5.11m x 3.23m)

Gas fire with feature surround, ceiling light point, radiator and uPVC double glazed bay window to front. Open double doorway to:

DINING ROOM

9' 8" x 9' 2" (2.95m x 2.79m)

UPVC double glazed window to front, ceiling light point and radiator.

KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m)

Fitted with a good range of base, wall and drawer units with contrasting worktops over incorporating stainless steel sink and drainer, chrome handles and splashback tiling. Space and point for gas, space for undercounter fridge, space for freezer and space and plumbing for washing machine. Two uPVC double glazed windows to rear and side, ceiling light point and external door to garden.

BEDROOM

12' 0" x 10' 7" (3.66m x 3.23m)

Double room with uPVC double glazed window to rear, ceiling light point, understairs wardrobes and radiator.

BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Three piece suite comprising low level, dual flush WC, pedestal wash hand basin and panelled bath. Tiled to waist height, ceiling light point and uPVC double glazed window to side.



FIRST FLOOR LANDING

Access to two bedrooms and ceiling light point.

BEDROOM

18' 11" x 10' 5" (5.77m x 3.18m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

18' 11" x 10' 2" (5.79m x 3.10m)

Further double room with uPVC glazed window to rear, ceiling light point and radiator.

EXTERIOR

Driveway giving access to side entrance door and gardens. Low maintenance garden to front and ample sized garden to rear with patio.

WORKSHOP

20' 2" x 10' 0" (6.15m x 3.05m)

Light and power. External door to garden.

