



Total area: approx. 120.3 sq. metres (1294.9 sq. feet)

**DIRECTIONS**

From the Jubilee Bridge, turn left at the traffic lights onto The Promenade and follow the road passed the King Alfred on your right and into Ocean Road. Turn right into Blackbutts Lane and take your third left into Shearwater 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/rainy.thick.weep>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness Borough 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.




**2 Shearwater Crescent, Walney,  
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For more information call **01229 445004**

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Well presented two bedroom semi detached home built circa 1982 which has been greatly extended to accommodate an annex. Suited to parties who need downstairs living or as a "Granny Flat" for elderly relatives. Situated in a popular accessible location on Walney Island within walking distance to amenities including local shops, schools, regular bus routes and Biggar Bank. Comprising of porch, lounge with coal effect living flame gas fire, modern kitchen/diner with integral appliances, two good sized bedrooms and bathroom to the first floor. The additional accommodation which was part of the former garage has created a store, utility room, secondary reception room, bedroom and ensuite wet room. Complete with gas central heating system, uPVC double glazing, parking with access to the main property or annex and a lovely, low maintenance rear garden. Early viewing highly recommended.



Accessed through a PVC door into:

**PORCH**

Window and door to:

**LOUNGE**

14' 4" x 12' 1" (4.37m x 3.69m)

UPVC double glazed window to front, gas fire with feature surround, radiator and stairs to first floor. Door to:

**KITCHEN/DINER**

9' 1" x 12' 1" (2.77m x 3.68m)

Fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and matching splashbacks. Integrated gas hob, electric oven, microwave and fridge/freezer. Door to utility room and two uPVC double glazed windows to rear.

**UTILITY ROOM**

11' 4" x 17' 2" (3.45m x 5.23m)

'L' shaped room with space and plumbing for washing machine, space for American style fridge freezer and wall mounted combination boiler for the hot water and heating system. Door to store and secondary reception room/lounge for annex.

**STORE**

11' 2" x 9' 1" (3.4m x 2.77m)

External door to front, light and power.

**SECONDARY RECEPTION ROOM**

13' 4" x 13' 6" (4.06m x 4.11m)

PVC French style double doors to garden, radiator and door to bedroom.

**BEDROOM**

15' 6" x 12' 5" (4.72m x 3.78m)

Double room with uPVC double glazed window to rear and radiator.



**WET ROOM**

7' 8" x 5' 10" (2.35m x 1.78m)

Two piece suite comprising of WC and wash hand basin. Draining floor, cladding to walls and ceiling, heated towel rail and extractor fan.

**FIRST FLOOR LANDING**

Door to bedrooms, bathroom and uPVC double glazed window to side.

**BEDROOM**

12' 1" x 10' 7" (3.69m x 3.24m)

Double room with three double wardrobes, radiator and uPVC double glazed window to front.

**BEDROOM**

10' 0" x 6' 8" (3.05m x 2.04m)

UPVC double glazed window to rear, storage cupboard and radiator.

**BATHROOM**

6' 11" x 4' 10" (2.13m x 1.48m)

Three piece suite comprising of panelled bath, WC and wash hand basin. UPVC double glazed window to the rear and ceiling light point.

**EXTERIOR**

Driveway, access to porch and access to store. To the rear is an enclosed, low maintenance garden which enjoys afternoon sunshine.

