

Total area: approx. 139.7 sq. metres (1503.2 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. After a short while turn left into Carr Lane, and first right into Beach Crescent where the property can be found on your left-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/manliness.lied.asset>

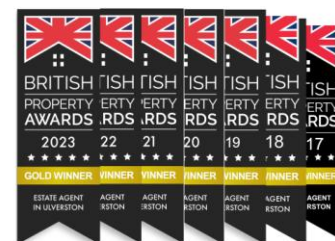
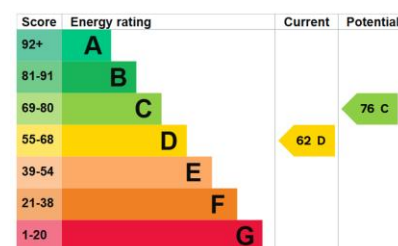
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

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.

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GARAGE &
PARKING

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For more information call **01229 445004**

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Highly rare purchase opportunity to acquire a superior, well presented three bedroom detached bungalow with same family owner since built (circa 1970) which has been maintained to high standard throughout and would be fully appreciated upon recommended viewing. Within walking distance is the ever-popular Biggar Bank with stunning views of the Irish Sea, local shops, bus routes, public houses and other amenities. There is ample off road parking to the front extending to the entrance door and garage, enclosed rear garden with flower borders and access to a further hardstanding area which can also be accessed via Carr Lane. The versatile internal accommodation comprises of entrance hall, lounge with electric fire, dining room, conservatory with fabulous views over the rear garden towards the bay, modern breakfast kitchen with integral appliances, rear hall, utility room and WC, three excellent sized bedrooms and four piece bathroom suite. Complete with gas central heating system, uPVC double glazing and a lovely rear garden. Suited to a range of buyers and offers a lovely, comfortable home with attractive presentation and décor throughout. Early viewing highly recommended.



Accessed through a PVC door into:

HALL

Two storage cupboards and doors to lounge, dining room, three bedrooms and bathroom.

LOUNGE

20' 0" x 11' 11" (6.1m x 3.63m)
Electric fire with feature surround, two radiators and double glazed sliding patio doors to rear garden. UPVC double glazed bay window to front. Door to:

DINING ROOM

14' 4" x 7' 11" (4.37m x 2.41m)
Double doors to conservatory, space for dining table, radiator and door back to hallway. Door to kitchen.

KITCHEN

12' 2" x 10' 10" (3.71m x 3.3m) widest point
Fitted with a good range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer, brass handles and pastel shaded tiling. Eye level integrated electric oven and gas hob with cooker hood over. Space for microwave and uPVC double glazed window to conservatory. Door to:

REAR HALL

Window to side, base unit housing combination boiler for the hot water and heating system and storage cupboard. Door to WC, door to utility room and external door to side.

WC

Two piece suite comprising of WC and wash hand basin. Window.

UTILITY ROOM

6' 2" x 5' 6" (1.88m x 1.68m)
Sink unit, space and plumbing for washing machine. Loft access.

CONSERVATORY

8' 0" x 19' 1" (2.44m x 5.82m)
Double glazed windows to rear garden, external door and radiator.

BEDROOM

15' 1" x 8' 11" (4.6m x 2.72m)
Double room with uPVC double glazed window to front and radiator. Fitted furniture to include two double wardrobes, further single wardrobe, bedside cabinets, high level cabinets and dressing area.



BEDROOM

11' 11" x 8' 8" (3.63m x 2.64m)
Further double room with storage cupboard, two double wardrobes and radiator. UPVC double glazed window to front.

BEDROOM

11' 8" x 7' 2" (3.56m x 2.18m)
UPVC double glazed window to front and radiator.

BATHROOM

6' 2" x 10' 0" (1.88m x 3.05m)
Four piece suite comprising of WC, wash hand basin, corner bath and shower cubicle. Half tiling to walls and uPVC double glazed window to side.

EXTERIOR

Driveway with parking for several vehicles, access to front door and access to garage.
Enclosed, low maintenance garden to rear which is laid mostly to lawn with flower borders and storage shed. Additional strip of land access from rear garden and Carr Lane.

GARAGE

20' 0" x 9' 0" (6.1m x 2.74m)
Up and over door, light and power. Open to:

WORKSHOP AREA

5' 7" x 9' 0" (1.7m x 2.74m)
External door to rear garden.

