

#### DIRECTIONS

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and take your first left into Sherborne Avenue. Continue through the estate turning left into Featherstone Crescent where you will eventually find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/zooms.rides.jeeps>

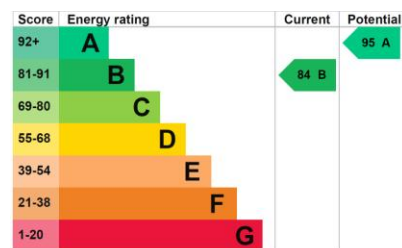
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



#### 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

49 Featherstone Crescent,  
Barrow-in-Furness, LA13 0GX

For more information call **01229 445004**

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Spacious family four bedroom, three-story semi detached house situated in this highly popular location on the doorstep of Holbeck and Roose. Surrounding amenities are local shops including Tesco Metro, two popular family public houses in The Ship and Crofters, bus routes to Barrow Town Centre and Roose Train Station, two excellent local schools in Yarlside Academy and Roose School, plus Furness Academy and St Bernards close by. Having been well maintained by the current owners and occupies favourable plot with ample low maintenance gardens to front, side and rear, driveway and attached garage. Comprising of entrance vestibule, spacious lounge, kitchen/diner, cloaks/WC to ground floor, two double bedrooms and bathroom to first floor and master bedroom with en-suite and further bedroom to the second floor. Complete with uPVC double glazing and gas fired central heating system. Early inspection strongly advised.



Accessed through a PVC door into:

**ENTRANCE VESTIBULE**

Door to:

**LOUNGE**

14' 11" x 11' 10" (4.55m x 3.61m)  
Electric fire with feature surround, understairs cupboard, radiator and uPVC double glazed window to front. Door to:

**INNER HALL**

Door to WC, stairs to first floor and door to:

**WC**

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

**KITCHEN/DINER**

13' 4" x 11' 7" (4.06m x 3.53m)  
Fitted with a good range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer taps and matching splashback. Integrated electric oven and hob with cooker hood over, dishwasher and integrated fridge/freezer. Wall mounted combination boiler for the hot water and heating system, radiator and PVC French style double glazed double doors to rear garden.

**FIRST FLOOR LANDING**

Access to two bedrooms and bathroom. Stairs to second floor.

**BEDROOM**

8' 3" x 11' 9" (2.51m x 3.58m)  
Double room with uPVC double glazed window to front, fitted wardrobes and radiator.

**BEDROOM**

8' 6" x 11' 7" (2.59m x 3.53m)  
Double room with uPVC double glazed window to rear, fitted wardrobes and radiator.

**BATHROOM**

6' 1" x 5' 1" (1.85m x 1.55m)  
Three piece suite comprising of WC, wash hand basin and bath with shower over. Tiling to walls, heated towel rail and uPVC double glazed window to side.

**SECOND FLOOR LANDING**

Access to master bedroom and further bedroom.



**MASTER BEDROOM**

12' 8" x 11' 11" (3.86m x 3.63m)  
Two roof windows to rear aspect, two cupboards offering storage, radiator and door to:

**ENSUITE**

Three piece suite comprising of WC, wash hand basin and shower cubicle. Mirror fronted wardrobe, heated towel rail and uPVC double glazed window to side.

**BEDROOM**

8' 10" x 7' 4" (2.69m x 2.24m)  
UPVC double glazed window to front and radiator.

**EXTERIOR**

Low maintenance gardens to the front and good sized patio to rear which is enclosed for privacy considerations. Driveway with access to:

**GARAGE**

16' 7" x 8' 6" (5.05m x 2.59m)  
Up and over door, light and power.

