

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Continue straight on at the Strawberry traffic lights, tanking you third right into Richmond Terrace with Malton Crescent being your first left with the property being on the corner on the right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bench.ideal.raft>

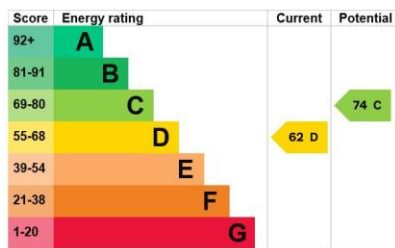
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are 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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PARKING

9 Malton Crescent,
Barrow-in-Furness, LA14 5LJ

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Rare purchase opportunity to acquire a family sized greatly extended semi detached house occupying a favourable corner plot location which has been maintained to a high standard throughout by the current owner including modern carpets, contemporary lighting and décor. Early internal inspection is advised to appreciate what is on offer, including location, driveway and enclosed rear garden. Within walking distance is a local Co-op shop, Schools, popular family orientated public houses, and short walk to Barrow Town Centre and Train Station. The property itself comprises of bay windowed lounge, conservatory, kitchen, ground floor bedroom and shower room which was formally the garage and would be suited to an elderly family member. The first floor offers three further bedrooms and wet room. Externally, there are good-sized low maintenance gardens to the front and rear, extensive off-road parking, storage areas and external utility room. Completed with gas central heating system and double glazing. Early/vacant possession is available, no chain delay and viewings are strictly by appointment via the selling agents. Fantastic and extremely rare purchase opportunity, particularly for the family home buyer, with early inspection strongly advised.



Accessed through a PVC door into:

HALL

Door to lounge/dining room, door to kitchen and stairs to first floor.

LOUNGE/DINER

23' 9" x 10' 8" (7.24m x 3.25m)

Coal effect living flame gas fire with traditional style surround, cornice and picture rail, radiator and uPVC double glazed bay window to front. Double glazed sliding patio doors to:

CONSERVATORY

7' 7" x 8' 7" (2.31m x 2.62m)

Wood laminate flooring, radiator, uPVC double glazed windows to side and PVC French style double glazed, double doors to garden.

KITCHEN

20' 10" x 8' 0" (6.35m x 2.44m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with swan necked mixer tap. Integrated eye level double oven, electric hob with cooker hood over and integrated fridge/freezer. Laminate flooring, dual aspect uPVC double glazed windows to side and door to:

INNER HALL

Door to front, door to garden, door to bedroom and shower room.

BEDROOM

14' 9" x 9' 7" (4.5m x 2.92m)

Double room with uPVC double glazed window to front, built in wardrobes offering hanging space and electric heater.

SHOWER ROOM

4' 7" x 6' 7" (1.4m x 2.01m)

Three piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail and window.



FIRST FLOOR LANDING

Doors to all upper rooms and window.

BEDROOM

14' 2" x 10' 10" (4.32m x 3.3m)

Double room with bay window to front and radiator.

BEDROOM

8' 4" x 10' 10" (2.54m x 3.3m)

Further double room with window to rear and radiator.

BEDROOM

7' 5" x 7' 11" (2.26m x 2.41m)

Single room with triple wardrobe offering shelving and hanging space, window and radiator.

WET ROOM

6' 2" x 8' 1" (1.88m x 2.46m)

Two piece suite comprising of WC and wash hand basin with drain to floor and electric mixer shower to wall. Full tiled and opaque window.

EXTERIOR

Low maintenance gardens to front and rear and extensive driveway for off road parking.

