

FREEHOLD



# 26 CROZIER CLOSE, BARROW-IN-FURNESS, LA13 9QJ

## £289,000

### FEATURES

- |                                            |                                    |
|--------------------------------------------|------------------------------------|
| Superior Three-Storey Semi-Detached        | Three Double Bedrooms              |
| Quality Build By Neil Price Ltd Circa 2009 | En-Suite & Dressing Room To Master |
| Gas CH System & UPVC DG                    | House Bathroom                     |
| Hallway, Cloaks/WC, Study & Utility Room   | Double Block Paved Driveway        |
| Fantasic Family Kitchen/Diner & Lounge     | Enclosed Garden To Rear            |



Off Road  
Parking



Outstanding and spacious three-storey semi-detached family home, constructed by the highly regarded Neil Price Ltd circa 2009 and offered to the market by its original owner. Designed with modern family living in mind, this quality-built property offers generous, versatile accommodation, attractive presentation throughout and delightful elevated views from the top floor. Early viewing is highly recommended to fully appreciate the standard of accommodation and quality of finish on offer. Benefits include a gas-fired combination central heating system, uPVC double glazing, an impressive family kitchen, en-suite facilities to the principal bedroom, dedicated study and dressing area. Comprising of entrance vestibule, cloakroom/WC, study, hallway and superb open-plan family kitchen/dining room with French doors opening onto the rear garden. To the first floor is a spacious lounge enjoying pleasant views over the rear garden, and principal bedroom with dressing area and en-suite shower room. The second floor provides two further generous double bedrooms together with a well-appointed family bathroom. Externally, the property enjoys excellent kerb appeal with a generous block-paved driveway providing ample off-road parking to the front. To the rear is a private, enclosed garden, predominantly laid to lawn with a paved patio seating area and timber storage shed, creating an ideal space for families and outdoor entertaining. Occupying a convenient and popular residential location within easy walking distance of a wide range of amenities, including local shops, public houses, restaurants, regular bus services and Roose Railway Station. Also ideally situated for access to BAE Systems, the area's largest employer. Offering spacious, versatile accommodation over three floors, this exceptional home will appeal to a wide range of purchasers, particularly growing families seeking a high-quality home in a sought-after location.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Door to study, hallway and door to:

CLOAKS/WC

Modern two-piece suite comprising of WC and wash hand vanity basin. Tiling to walls, radiator and uPVC double glazed window to front.

STUDY

10' 4" x 7' 5" (3.15m x 2.26m)

UPVC double glazed window to front and radiator.

HALL

Access to kitchen/dining room and utility, stairs to first floor and radiator.

KITCHEN/DINING ROOM

12' 4" x 16' 2" (3.76m x 4.93m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer, chrome handles and contrasting recess tiling.

Integrated double electric undercounter oven, gas hob and extractor hood. Space for American style fridge freezer, radiator, uPVC double glazed windows to side and rear and PVC French style double glazed double doors to the rear garden.

UTILITY ROOM

5' 11" x 7' 5" (1.8m x 2.26m)

Base units with worktop over incorporating stainless steel sink and drainer, space and plumbing for washing machine and wall mounted combination boiler for the hot water and heating system. Additional storage cupboard and external door to side.

FIRST FLOOR LANDING

Doors to lounge, master bedroom and storage cupboard. Stairs to second floor.

LOUNGE

12' 5" x 16' 2" (3.78m x 4.93m)

UPVC double glazed window to rear and radiator.

MASTER BEDROOM

11' 0" x 10' 2" (3.35m x 3.1m) widest points

Double glazed window to front and radiator.

EN-SUITE

Fitted with a modern three-piece suite comprising of WC, wash hand vanity basin and walk in shower cubicle. Full tiling and uPVC frosted glazed window to side.



### DRESSING ROOM

6' 9" x 5' 9" (2.06m x 1.75m)

UPVC double glazed window to front and radiator.

### SECOND FLOOR LANDING

Access to two bedrooms and family bathroom.

### BEDROOM

12' 2" x 12' 7" (3.71m x 3.84m)

Storage cupboard, radiator and uPVC double glazed window to front with views.

### BEDROOM

9' 6" x 9' 6" (2.9m x 2.9m)

Roof window to rear, eaves storage and radiator.

### BATHROOM

Three-piece suite comprising panelled bath with screen and vanity unit housing concealed cistern, dual flush WC, wash hand basin with mixer tap and cupboards under. Tiling to walls and floor.

### EXTERIOR

Double block paved driveway with access to the front entrance door, side door and rear garden. Enclosed rear garden laid mostly to lawn with patio and storage shed.



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#### GENERAL INFORMATION

TENURE: Freehold

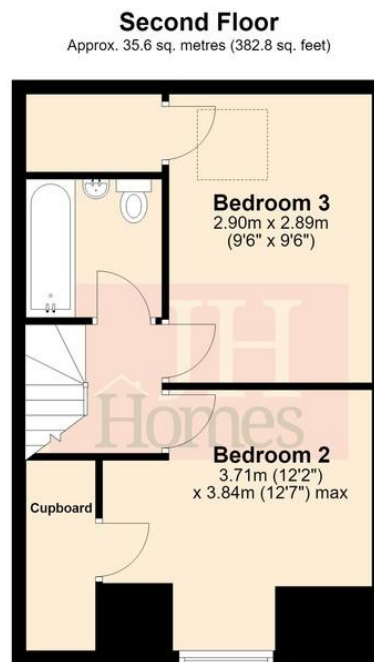
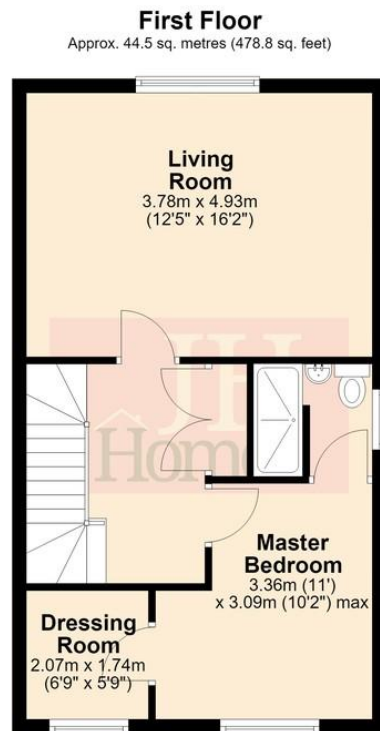
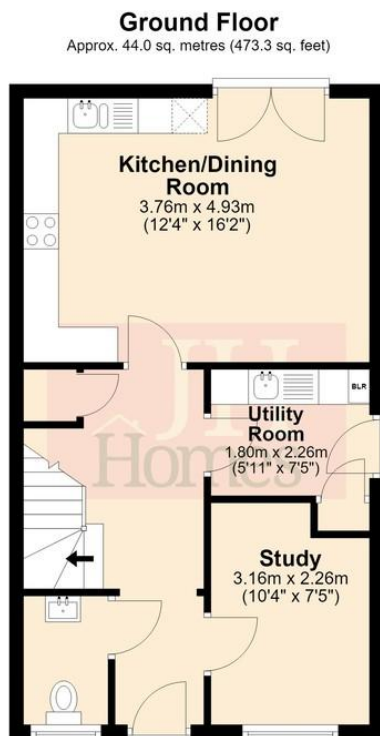
COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connect

#### DIRECTIONS:

Entering Barrow via Abbey Road towards Ramsden Square, turn left into Rawlinson Street and continue to the end of the road. Turn left onto Salhouse Road and as the road forks, keep left continuing into Roose Road. Turn left into Friars Lane and after the chemist turn right into Crozier Close. Follow the road to your right, 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/cage.wipe.voice>



Total area: approx. 124.0 sq. metres (1335.0 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

