

FREEHOLD



# 19 ELTERWATER CRESCENT, BARROW-IN-FURNESS, LA14 4PH

## £250,000

### FEATURES

- Superior Semi-Detached Bungalow
- Enviably Sized Corner Plot
- Gardens To Front, Side & Rear
- Ample Off-Road Parking
- Well Updated & Maintained By Current Owner
- Gas CH System & UPVC DG
- Hallway, Lounge & Kitchen
- Conservatory & Two Bedrooms
- Luxury Shower Room & Garage
- Early Inspection Advised



Garage,  
Off Road  
Parking



A superior two-bedroom semi-detached bungalow occupying an enviable corner plot in the popular Hawcoat area. Benefitting from double off-road parking, a spacious conservatory providing additional living space, and beautifully maintained gardens to the front, side, and rear, this attractive home is offered with uPVC double glazing and a gas-fired central heating system. The accommodation briefly comprises of an entrance hallway, a welcoming lounge with feature electric fire, a fitted kitchen, two double bedrooms, a conservatory, and a luxury wet room. Externally, the property enjoys enclosed, low-maintenance rear gardens together with lawned front and side gardens featuring established plants and shrubs. A generous double driveway provides ample off-road parking, including space suitable for a camper van, motorbike, or mobility scooter, in addition to a sizeable garage with light and power points. Conveniently situated within easy reach of Dane Ghyll Community Primary School, local shops, Furness General Hospital, and the A590, this comfortable home is ideally located for a range of amenities and transport links. Early viewing is highly recommended to fully appreciate all that this excellent bungalow has to offer.

Accessed through a PVC door into:

#### **HALLWAY**

Storage cupboard housing combination boiler for the heating and hot water systems, radiator and doors to all rooms (except conservatory).

#### **LOUNGE**

*16' 5" x 10' 8" (5m x 3.25m)*

Attractive décor, radiator, uPVC double-glazed window to the front and wall mounted electric fire.

#### **KITCHEN**

*8' 9" x 9' 5" (2.67m x 2.87m)*

Fantastic kitchen fitted with a good range of base and wall units in black and white with wooden worktops and handles. Drawer pack, plumbing for a washing machine and dishwasher, space for a fridge, uPVC double glazed windows to the side and stainless-steel sink with drainer and mixer tap. PVC double glazed double doors to:

#### **CONSERVATORY**

*6' 6" x 10' 0" (1.98m x 3.05m)*

UPVC double glazed windows to the rear, radiator and external PVC door to the rear garden.

#### **BEDROOM**

*12' 6" x 10' 8" (3.81m x 3.25m)*

Built-in wardrobes, radiator and uPVC double glazed window to the rear garden.

#### **BEDROOM**

*10' 11" x 9' 9" (3.33m x 2.97m)*

Radiator and uPVC double glazed window to the front.

#### **WET ROOM**

Luxury two-piece suite comprising of WC and wash hand basin. Draining floor, uPVC double glazed window to the side, cladding to walls and extractor fan.

## EXTERIOR

Gated slate mulch pathway gives access to the side entrance door, front and side gardens, off-road parking area and door to rear garden. Lawned garden to the front and side with established plants and shrubs, plus rear garden is low maintenance and enclosed for privacy considerations. Door to:

## GARAGE

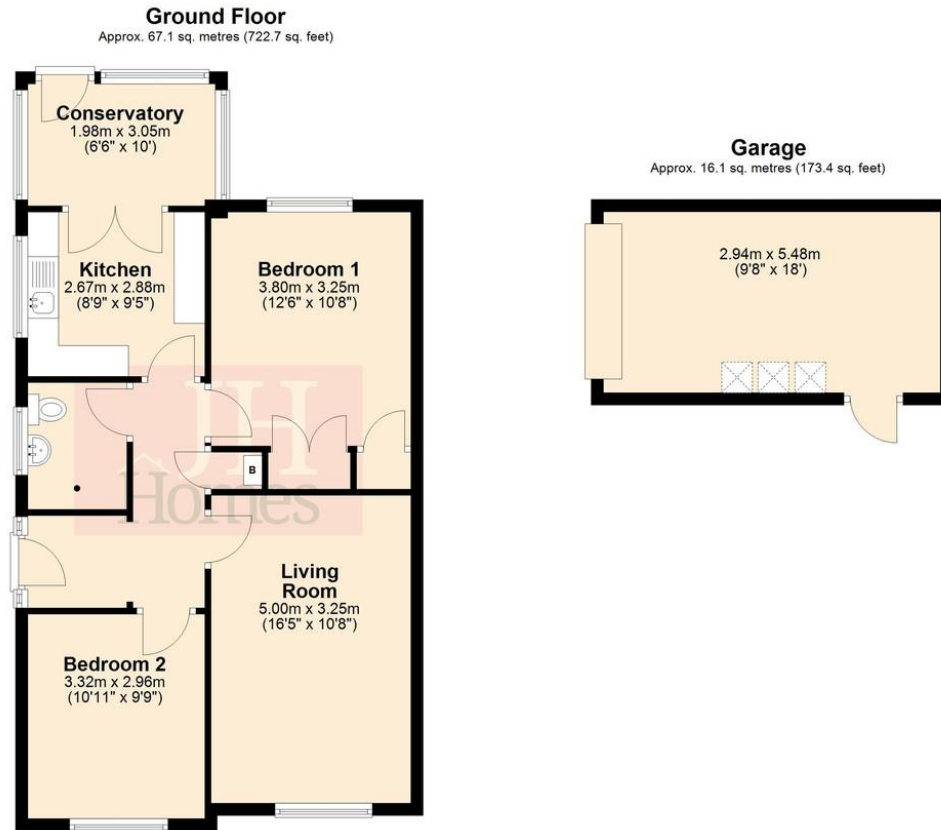
9' 8" x 18' 0" (2.95m x 5.49m)

Up'n'over door plus light and power points.



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Total area: approx. 83.2 sq. metres (896.1 sq. feet)

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland and Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and with Furness General Hospital approaching on your left, turn right into Yewdale Avenue. Take your second right into Elterwater Crescent.  
 The property can be found by using the following "What Three Words":  
<https://w3w.co/sings.lease.novel>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 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.

