

FREEHOLD



# 29 BOWFELL CRESCENT, BARROW-IN-FURNESS, LA14 4PT

## £280,000

### FEATURES

Superior Semi-Detached Bungalow

Undertaken Meticulous Revamp By Current Owners

Recently Installed Gas CH System

Modern UPVC DG

Luxury Bathroom

Kitchen With Integral Appliances

Two Double Bedrooms

Lawned Gardens Front & Rear

Detached Garage & Extensive Driveway

Early Inspection Advised



1



1



2



Garage,  
Off Road  
Parking



We are delighted to bring to the market this stunning semi-detached bungalow occupying an enviable plot with enclosed rear garden and detached garage at the head of a quiet cul-de-sac in the ever-popular Hawcoat. The property has undertaken an incredible amount of updating with fantastic attention to detail to make this a luxurious, modern home with contemporary décor and lighting throughout by the current owners to be appreciated upon viewing. There is a hallway with access to all rooms via solid oak doors, including the new kitchen with integral appliances and luxury bathroom. The property boasts excellent living accommodation comprising of entrance hallway, lounge, two double bedrooms and bathroom. Externally is an extensive driveway and a fantastic rear garden that is laid to lawn, with pedestrian access to the garage. The property offers a recently installed gas central heating system with Hive and modern uPVC double glazing. Conveniently close is Furness General Hospital, Barrow Sixth Form College, St Bernard's Catholic High School, Chetwynd School and regular bus routes to and from Barrow to Ulverston. Offering extras throughout and is ready to walk into, will only be appreciated upon recommended viewing.

Accessed through PVC door into:

**HALLWAY**

Entrance door, radiator, storage cupboard and doors to all rooms.

**LOUNGE**

17' 9" x 10' 6" (5.41m x 3.2m)  
UPVC double glazed bay window to front, indented pebble effect living flame gas fire, radiator and modern décor with LED lighting.

**KITCHEN**

8' 10" x 9' 8" (2.69m x 2.95m)  
Fitted with a range of base, wall and drawer units with Quartz worktop over incorporating Belfast style sink with inset drainer, mixer tap and splash back tiling.  
Two uPVC double glazed windows to side and rear, undercounter electric double oven, four ring gas hob and dishwasher.  
Fridge/freezer, plumbing for washing machine and external PVC double glazed door to rear.

**BEDROOM**

11' 11" x 10' 5" (3.63m x 3.18m)  
Radiator, two mirror fronted double wardrobes and uPVC double glazed window to rear.

**BEDROOM**

9' 2" x 9' 8" (2.79m x 2.95m)  
UPVC double glazed bay window to front and radiator.





## BATHROOM

Stunning three-piece suite comprising of P-shaped bath, WC and wash hand basin. Heated towel rail, full tiling and uPVC double glazed window to side.

## EXTERIOR

Extensive block-paved off-road parking extending to side entrance door and kitchen door, with gated access to rear garden and garage. Lawned garden to front and enclosed rear garden laid mostly to lawn.

## GARAGE

*18' 1" x 11' 2" (5.52m x 3.41m)*

Detached with pedestrian door, attic storage, light and power points and Up'n'over door.



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**01229 445004**

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

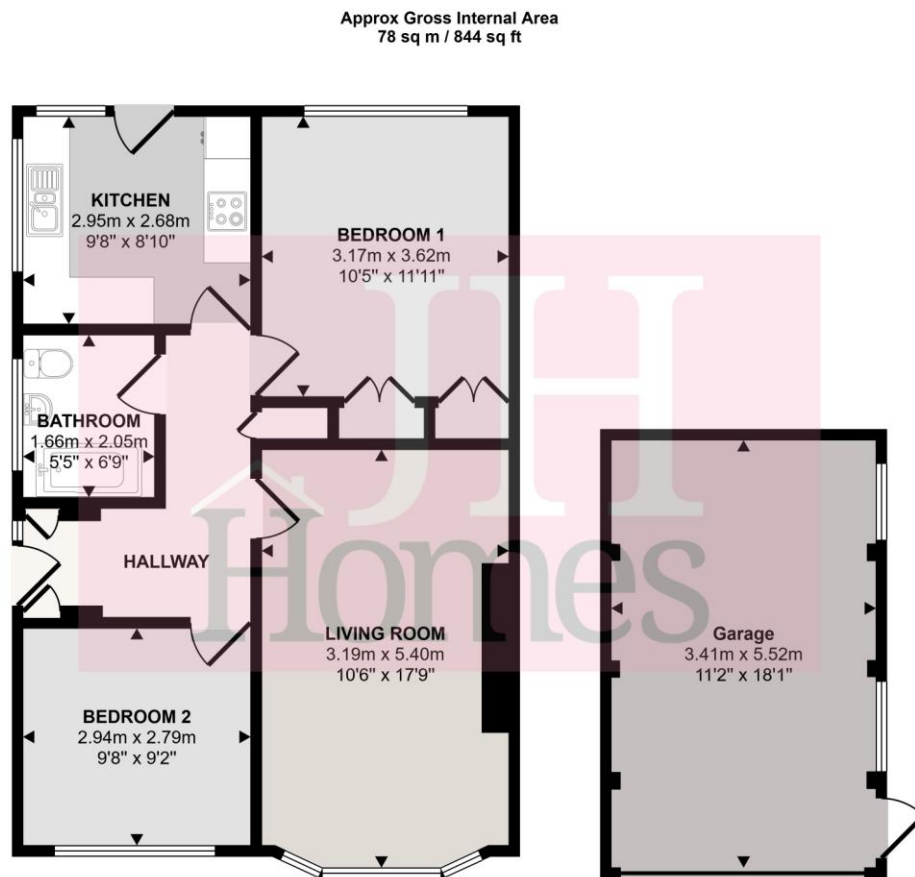
SERVICES: Mains drainage, gas, electric, water are all connected.

#### DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and continue over the hill with Furness General Hospital on your left. Take your first right into Glenridding Drive, continue up the hill taking your fourth left into Bowfell Crescent.

The property can be found by using the following "What Three Words":

<https://w3w.co/mole.wiping.adding>



Floorplan  
Approx 60 sq m / 641 sq ft

Garage  
Approx 19 sq m / 203 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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.

