

FREEHOLD



60 SHEARWATER CRESCENT, WALNEY, BARROW-IN-FURNESS, LA14 3JP

£249,900

FEATURES

- Rare Purchase Opportunity
- Three Bedroomed Semi-Detached Bungalow
- Ample Parking & Garage
- Low Maintenance Garden To Rear
- Gas CH System & uPVC DG
- Porch, Hallway & Lounge
- Kitchen & Conservatory
- Bathroom
- Walking Distance To Biggar Bank
- No-Chain Involved



-  1
-  2
-  3
-  Garage, Off Road Parking



A rare opportunity to acquire this well-presented three-bedroom semi-detached bungalow, situated in a quiet and highly sought-after location. Early viewing is strongly recommended to fully appreciate the accommodation and setting on offer. Located just a minute's walk from the ever-popular Biggar Bank, the property enjoys stunning views across the Irish Sea and is conveniently within walking distance of local shops, bus routes, public houses, and other everyday amenities. Externally, the property benefits from ample off-road parking for several vehicles and a car port, a garage with additional loft storage, and a low-maintenance rear garden. Internally, the versatile accommodation briefly comprises of a welcoming lounge, breakfast kitchen with integrated appliances, and an inner hallway providing access to three generously sized bedrooms and a family bathroom. The kitchen also leads to a bright and pleasant conservatory overlooking the rear garden. A loft space is accessed via drop-down ladders from the hallway and is mostly boarded, features a roof window, and houses the combination boiler for the heating and hot water systems. Further benefits include a gas central heating system, uPVC double glazing throughout, and attractive presentation and décor, making this property suitable for a wide range of buyers seeking a comfortable and well-maintained home. Early viewing is highly recommended to avoid

disappointment

Accessed through a PVC door into:

KITCHEN

8' 9" x 10' 11" (2.67m x 3.33m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Space for a fridge/freezer, radiator and uPVC double glazed window to rear. Door to:

BEDROOM

12' 10" x 10' 8" (3.91m x 3.25m)

Radiator and uPVC double glazed window to the sun room.

ENTRANCE PORCH

Entrance door and door to:

HALLWAY

Wood laminate flooring, storage cupboard, access to all rooms (except sun room) and access to the loft.

BEDROOM

9' 0" x 11' 0" (2.74m x 3.35m)

UPVC double glazed window to front and radiator.

LOUNGE

18' 11" x 10' 8" (5.77m x 3.25m)

Coal effect living flame gas fire with stone effect surround, wood laminate flooring, radiator and uPVC double glazed window to front.

CONSERVATORY

6' 9" x 13' 6" (2.06m x 4.11m)

Double glazed windows to the side and rear, radiator and double glazed sliding patio doors with access to rear garden.

BEDROOM

7' 10" x 7' 10" (2.40m x 2.39m)

Radiator and uPVC double glazed window to side.



BATHROOM

Three-piece suite comprising of WC, wash hand basin and bath with shower above. Heated towel rail, tiling to the walls and uPVC frosted glazed window to side.

LOFT

Mostly boarded with a roof window, light and power points and combination boiler for the heating and hot water system.

EXTERIOR

Driveway with parking for several vehicles and a car port, also provides access to entrance door and garage. To the rear, an enclosed, low maintenance garden which enjoys afternoon sunshine.

GARAGE

20' 3" x 8' 11" (6.17m x 2.72m)

Roller door, light and power points and attic storage with a drop-down ladder.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

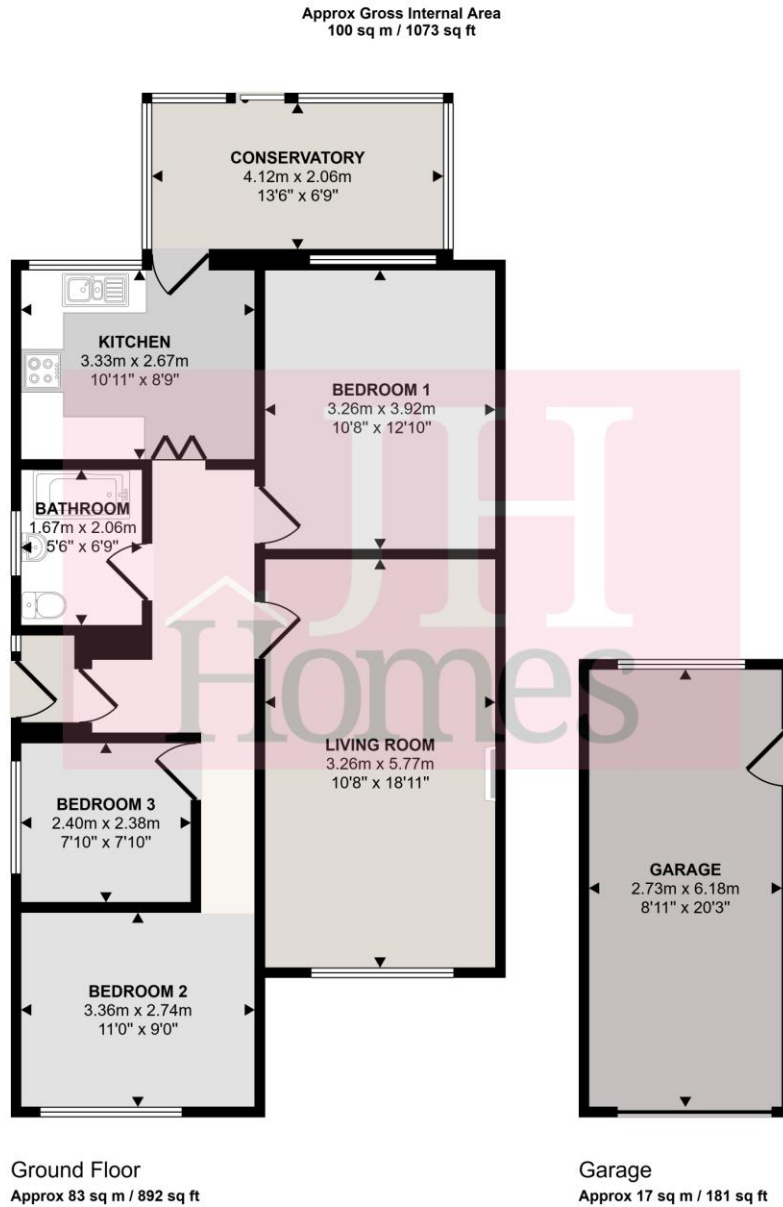
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From the Jubilee Bridge, turn left at the traffic lights onto The Promenade and follow the road past the King Alfred on your right and into Ocean Road. After a short while turn right into Blackbutts Lane and third left right into Shearwater Crescent.

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

<https://w3w.co/rally.towns.rabble>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.



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.