



Kirkstone Crescent | Barrow-in-Furness | Cumbria | LA14 4ND

- Spacious Detached Family Home
- Sought After Location In Hawcoat
- Porch, Hallway, GF Cloaks/WC
- Open Plan Lounge, Dining Room
- Modern Fitted Grey Kitchen With Appliances
- 3 Bedrooms, Modern 4 Piece Bathroom
- CH, DG, Off-Road Parking

Offers In Region Of £380,000

- Extended Garage, Utility, Workshop
- Gardens To Front/Rear
- Council Tax Band D



Property Description

We are delighted to bring to the market this detached family home in the popular residential area in Hawcoat close to local amenities, transport links, popular primary school and Furness General Hospital.

The property gives generous family living accommodation comprising of entrance porch leading to the hall area with a cloaks/WC, open plan lounge, dining room with patio doors to rear garden, modern fitted grey kitchen with built in appliances, 3 good size bedrooms and a modern fitted 4 piece bathroom with a freestanding bath tub.

The property benefits from central heating, double-glazing, off-road parking giving access to the extended garage with electric shutter door, utility area, workshop and store to rear, front easy maintenance garden with a mature enclosed rear garden with lawned area and paved seating areas with mature plants/shrubs.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, electric, water, telephone, drainage.

LOCATION

Kirkstone Crescent is off Dunmail Raise off Dalton Lane in Hawcoat close to popular primary school and Furness General Hospital.

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FRONTAGE

Off-road parking giving access to parking for several cars, easy maintenance front garden and double-glazed door to.

VESTIBULE

Double-glazed door with double-glazed frosted window.

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor and doors to.

CLOAKS/WC

Frosted window, low level WC, floating hand wash basin with taps, towel rail/radiator, tiled splash and laminate flooring.

LOUNGE

14' 6" x 11' 0" (4.44m x 3.36m) Double-glazed sliding doors, laminate flooring, coved ceiling with spotlights and part panelled walls.

DINING ROOM

10' 10" x 11' 5" (3.31m x 3.50m) Double-glazed bay window with window seat, laminate flooring, coved ceiling with spotlights, part panelled walls and open archway.

KITCHEN

Double-glazed window, fitted high shine wall base drawer units with worktops to compliment, inset white 1 1/2 bowl sink with mixer taps, free standing cooker, feature splashback, dishwasher, fridge, skirting board, heater, laminate flooring and door to.

LANDING

Spindle staircase, ballastray, double-glazed frosted window and access to loft which is boarded with a pull down ladder.

BEDROOM 1

12' 1" x 10' 11" (3.70m x 3.34m) Double-glazed window and radiator.

BEDROOM 2

11' 7" x 11' 1" (3.54m x 3.39m) Double-glazed window and radiator.

BEDROOM 3

9' 0" x 8' 8" (2.76m x 2.66m) Double-glazed window and radiator.

BATHROOM

Double-glazed frosted window, 6 piece low level WC, feature hand wash basin with black carpentry vanity unit, free standing roll top bath with black taps/shower head, corner shower cubicle with double headed shower, feature tiled splash, storage cupboard, tiled flooring and spotlights.

GARAGE

31' 9" x 8' 11" (9.70m x 2.72m) Roller shutter electric door, power/lights, utility area with stainless steel sink with mixer taps, plumbing for washer, storage cupboard and door to.

EXTENDED PART OF GARAGE

4' 3" x 8' 6" (1.32m x 2.61m) Rear garage with store area and workshop with power/lights.

SIDE

Front double-glazed door, rear double-glazed door and access to garage.

GARDEN

Rear endosed garden with lawned area, paved seating area, patio area with plants/shrubs, raised flower beds and side access gate.

AGENCY NOTE

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Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non-refundable once the AML check has been carried out**







Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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