

FREEHOLD



2A SHEARWATER CRESCENT, WALNEY, LA14 3JW

£245,000

FEATURES

- Superior Extended Family Sized Semi-Detached
- Meticulously Upgraded By Current Owner
- Gas CH System & uPVC DG
- Entrance Vestibule & Open Plan Lounge
- Super Kitchen, Family Room & Utility Room
- Three Bedrooms, Study & Bathroom
- Parking For Several Vehicles
- Enclosed Rear Garden
- Suitable For A Variety Of Buyers
- Early Inspection Advised



 1  3  3  Off Road Parking



This beautifully extended three-bedroom semi-detached home, lovingly owned by the same family for 27 years, offers generous and versatile living space perfectly suited to modern family life. Thoughtfully enhanced over the years, the property now boasts a welcoming family room, a practical utility area, an additional bedroom, and a dedicated study-features that truly come into their own upon viewing. Ideally positioned in a sought-after and well-connected area of Walney Island, the home is perfect for young families, with a range of everyday amenities just a short stroll away. Local shops, reputable schools, regular bus services, and the scenic surroundings of Biggar Bank are all within easy reach. The accommodation begins with an inviting entrance vestibule leading into a spacious open-plan lounge, complete with a charming coal-effect living flame gas fire-creating a warm and cosy focal point. The modern fitted kitchen, equipped with integrated appliances, flows seamlessly into a bright family/dining area, offering direct access to the rear garden, ideal for both everyday living and entertaining. A utility room, doubling as a second entrance vestibule, adds further convenience. To the first floor, the property offers three well-proportioned bedrooms, with the third accessed via the study, providing flexible use as a nursery, dressing room, or home office. A well-appointed family bathroom completes the first floor. Externally, the home continues to impress with off-road parking for several vehicles and a delightful, low-maintenance rear garden, perfect for relaxing or enjoying time with family and friends. Benefiting from a gas central heating system, uPVC double glazing, and tasteful décor throughout, this charming home offers comfort, practicality, and style in equal measure. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Accessed through a PVC door into:

ENTRANCE VESTIBULE

Entrance door, window and door to:

OPEN PLAN LOUNGE

14' 3" x 12' 1" (4.36m x 3.69m)

Gas fire with feature surround, uPVC double glazed window to the front, radiator and stairs to the first floor. Door to:

KITCHEN

9' 11" x 12' 1" (3.02m x 3.68m)

Fitted with a range of base, wall and drawer

units with wood grain effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed window to the rear, electric hob, electric oven, dishwasher, space for an American style Fridge/freezer and wall mounted combination boiler for the heating and hot water systems. Open to:

DINING/FAMILY ROOM

17' 9" x 7' 5" (5.41m x 2.26m)

UPVC double glazed window to the rear, space for a dining table, radiator and PVC French style double glazed double doors to the rear garden. Door to:

UTILITY AREA/VESTIBULE

8' 11" x 7' 7" (2.72m x 2.31m)

External/entrance door, plumbing for a washing machine, worktop, uPVC double glazed window to the front and space for a dryer.

FIRST FLOOR LANDING

Doors to main bedroom, study and bathroom, with bedroom three accessed via the study.

BEDROOM

11' 0" x 12' 1" (3.35m x 3.68m)

Radiator and uPVC double glazed window to the front.



BEDROOM

9' 11" x 6' 11" (3.02m x 2.11m)

UPVC double glazed window to the rear, storage cupboard and radiator.

STUDY

12' 2" x 7' 5" (3.71m x 2.26m)

Radiator, uPVC double glazed window to the front and door to:

BEDROOM

14' 7" x 7' 5" (4.44m x 2.26m)

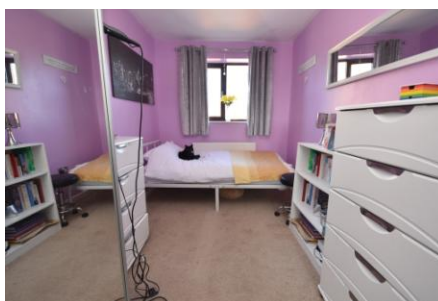
UPVC double glazed window to the rear and radiator.

BATHROOM

Modern three-piece suite comprising of WC, wash hand basin and bath with shower above, complete with uPVC double glazed window to the rear.

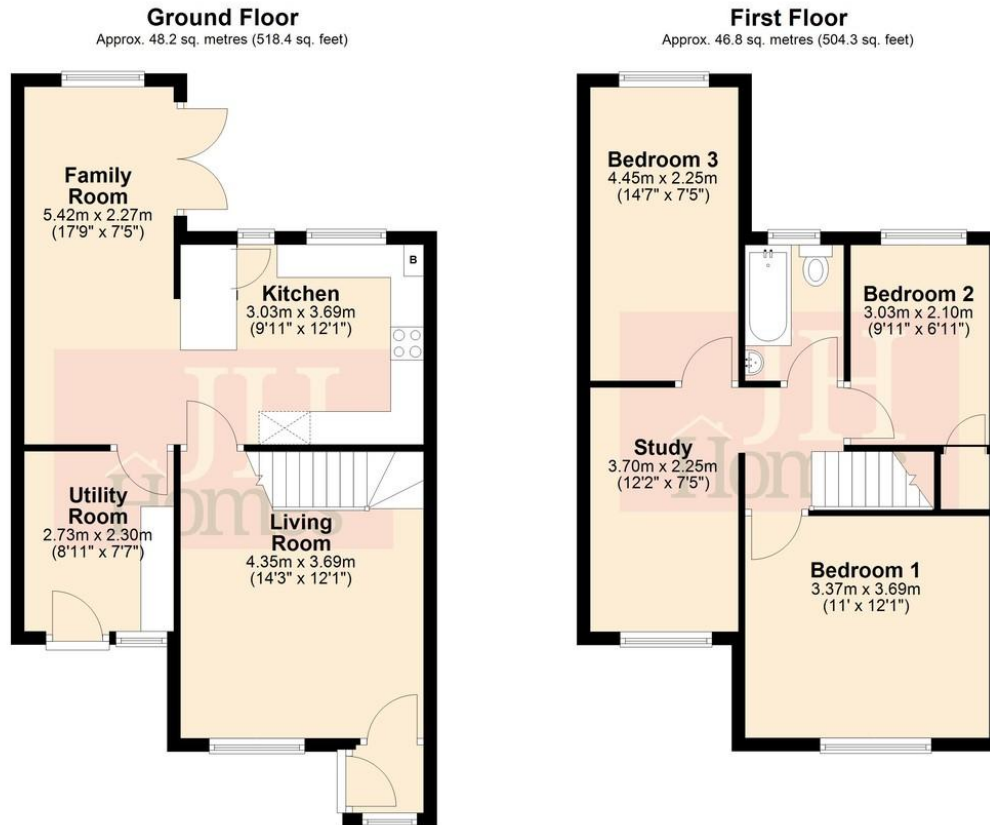
EXTERIOR

Driveway for several vehicles, access to entrance vestibule and utility room, plus an enclosed, low maintenance garden to the rear which enjoys afternoon sunshine.



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Total area: approx. 95.0 sq. metres (1022.7 sq. feet)

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
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. Turn right into Blackbutts Lane and take your third left into Shearwater Crescent.
The property can be found by using the following "What Three Words":
<https://w3w.co/shady.since.orange>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.

