



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

- Well Presented Detached Family Home
- Sought After Location In Hawcoat
- Hallway, GF Cloaks/WC
- Open Plan Lounge, Dining Room
- Modern Fitted Kitchen, Conservatory
- 3 Good Size Bedrooms
- Modern Fitted Bathroom

## Offers In Region Of £395,000

- CH, DG, Off-Road Parking, Garage
- Gardens To Front/Rear
- Council Tax Band D



## Property Description

We are delighted to bring to the market this well presented and tastefully decorated detached family home in the sought after location in Hawcoat, close to local amenities, transport links, popular primary school and Furness General Hospital.

The property offers excellent family living accommodation and comprises of entrance porch giving access to the hallway with feature staircase, ground floor cloaks/WC, bay window lounge with a feature brick archway to the dining room and a modern fitted kitchen, 3 good size bedrooms and a modern fitted bathroom. The property benefits from central heating, double-glazing, conservatory, off-road parking for several cars, access to the garage with electric shutter door, well maintained front and rear enclosed garden with paved seating area and plants/shrubs. Viewings are highly recommended to appreciate size and standard on offer.

### SERVICES

Gas, water, electric, telephone, drainage

### LOCATION

Kirkstone Crescent is off Dunmail Raise off Dalton Lane, close to local amenities and transport links.

### FRONTAGE

Off road parking for several cars, well maintained mature front garden with lawned area, plants/shrubs, hedge row, access to garage, side access gate and double-glazed door to.

### VESTIBULE

Borrowed frosted window and door to.

### ENTRANCE HALL

Stunning unique beach/steel effect staircase, radiator, under stairs storage, parquet style flooring, borrowed frosted window and doors to.

### LOUNGE

**15' 4" x 10' 11" (4.68m x 3.33m)** Double-glazed bay window, radiator, feature fire surround with coal effect fire, coved ceiling, feature brick archway to.

### DINING ROOM

**10' 9" x 10' 10" (3.30m x 3.31m)** Double-glazed double doors to conservatory, radiator, feature brick archway to kitchen and coved ceiling.

### KITCHEN

Double-glazed window, double-glazed door, radiator, fitted high shine cream wall base drawer unit with worktops to compliment, inset black sink with mixer taps, integrated double oven, 4-ring hob with extractor over, microwave, breakfast bar, kick board, brick feature archway to dining room.

### LANDING

Double-glazed frosted window, feature beach/steel effect ballustrade and staircase, access to loft and doors to.

### BEDROOM 1

**12' 2" x 10' 10" (3.73m x 3.32m)** Double-glazed window with pleasant views, radiator and built-in full length wardrobes/drawer units.

## BEDROOM 2

**11' 0" x 11' 10" (3.36m x 3.62m)** Double-glazed window, radiator, fitted full length wardrobes and built-in wardrobe/storage.

## BEDROOM 3

**8' 10" x 8' 4" (2.71m x 2.56m)** Double-glazed window with pleasant views and radiator.

## BATHROOM

**22' 10" x 8' 11" (6.96m x 2.73m)** Double-glazed frosted window, modern fitted white suite with low level WC, hand wash basin with mixer taps, storage/vanity units, walk-in double size shower unit with double headed shower, tiled walls, towel rail/radiator, built-in storage cupboard, panelled ceiling with spotlights, electric up/over door, double-glazed door to rear garden, double-glazed window, plumbing for washer and power/lights.

## GARDEN

Well-presented enclosed rear garden with paved seating areas, lawned area with raised flower beds, shrubs/plants, water tap, side access to garage and gate to front garden.

## GF CLOAKS/WC

Double-glazed frosted window, low level WC, hand wash basin with mixer taps, blue vanity unit, towel rail and radiator.

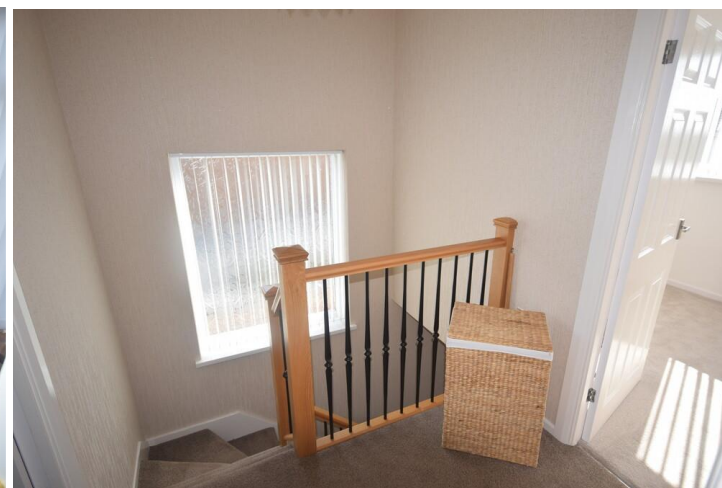
## CONSERVATORY

**13' 5" x 10' 10" (4.11m x 3.32m)** Double-glazed shaped conservatory with double-glazed windows, double-glazed door to rear garden, heat/thermal ceiling with spotlights and radiator.

## AGENCY NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

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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