

FREEHOLD



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

£240,000

FEATURES

- | | |
|----------------------------------|---------------------------------|
| Extended Family Semi-Detached | Modern Fitted Kitchen |
| Suitable For A Variety Of Buyers | Three Bedrooms & Bathroom |
| Gas CH System & UPVC DG | Low Maintenance Gardens |
| Vestibule & Lounge With Gas Fire | Ample Off-Road Parking & Garage |
| Dining Room & Sun Room | No-Chain Involved |



Off Road
Parking



Beautifully extended three bedroom semi detached home offering generous and versatile accommodation, thoughtfully enhanced over the years to create a comfortable and practical home ideally suited to modern family life. Occupying a popular and well-connected position on Walney Island, with a range of everyday amenities within easy reach to include local shops, reputable schools, regular bus services and the scenic surroundings of Biggar Bank making this an appealing choice for families. Comprising of entrance vestibule, open-plan lounge featuring a charming coal-effect living flame gas fire, dining room/area, sun room and modern fitted kitchen to the ground floor with three well-proportioned bedrooms and family bathroom to the first floor. Externally, the property continues to impress, with ample off-road parking, a delightful, low- maintenance enclosed rear garden, providing a pleasant space for outdoor dining and relaxation and an excellent sized detached garage. Complete with a gas central heating system, uPVC double glazing and tasteful décor throughout, this charming and versatile family home is highly recommended to fully appreciate the space, extensions and overall appeal of this lovely property.

Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Stairs to the first floor and door to:

LOUNGE

12' 8" x 12' 0" (3.86m x 3.66m) widest points

Pebble effect living flame gas fire with marble effect back, plinth and feature surround, radiator and uPVC double glazed window to front. Open to:

DINING ROOM

11' 10" x 7' 9" (3.61m x 2.36m)

Radiator, door to kitchen and glass panelled double doors to:

SUN ROOM

8' 10" x 7' 4" (2.69m x 2.24m)

UPVC double glazed window to side, radiator and uPVC French Style double glazed double doors to the rear garden.

KITCHEN

11' 10" x 7' 3" (3.61m x 2.21m)

Fitted with an extensive range of cream-coloured base, wall and drawer units with attractive marble-effect work surface over incorporating stainless steel sink and drainer with mixer tap and contemporary brick-effect tiled splash backs. Integrated washing machine and freestanding electric cooker with cooker hood over. UPVC double glazed window overlooks the rear, providing plenty of natural light, wall mounted combination boiler for the hot water and heating system and external door to side driveway.

FIRST FLOOR LANDING

Doors to all upper rooms and uPVC double glazed window to side.

BEDROOM

15' 10" x 8' 5" (4.83m x 2.57m)

Double room with radiator and uPVC double glazed window to front.

BEDROOM

8' 4" x 8' 4" (2.54m x 2.54m)

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

BEDROOM

10' 6" x 6' 8" (3.2m x 2.03m)

Storage cupboard, radiator and uPVC double glazed window to front.

BATHROOM

Fitted with a traditional white suite comprising of panelled bath with shower attachment, pedestal wash hand basin with under sink storage and low-level WC. Fully tiled in white ceramic tiling to walls and dark tiled-effect floor and uPVC double-glazed window with decorative diamond leaded glazing.

EXTERIOR

Driveway, access to entrance door, kitchen door, garage and rear garden. Enclosed, low maintenance garden to rear which enjoys the afternoon sunshine.

GARAGE

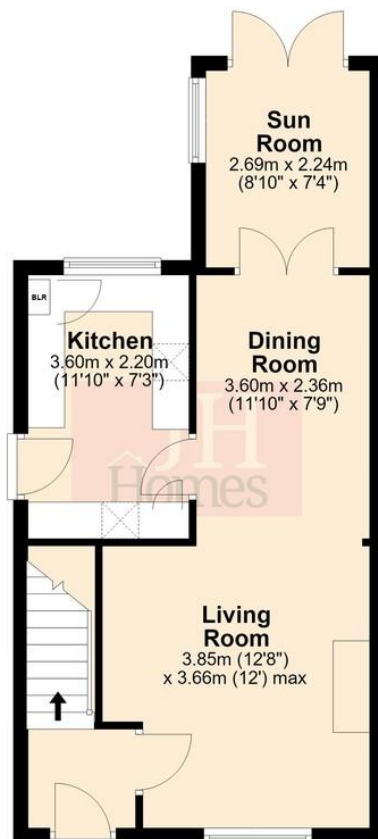
21' 2" x 10' 6" (6.45m x 3.2m)

Up and over door, pedestrian door, window, light and power.



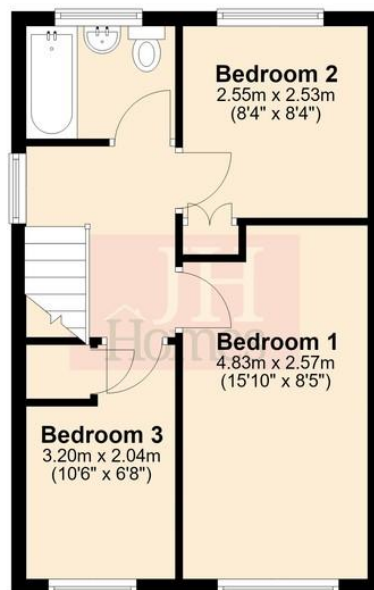
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Outbuilding

Approx. 20.7 sq. metres (223.2 sq. feet)



Total area: approx. 97.5 sq. metres (1049.3 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

From the Jubilee Bridge, turn left at the traffic lights onto The Promenade and follow the road passed the King Alfred on your right and into Ocean Road. Turn right into Blackbutts Lane and take your fourth left into Shearwater Crescent where you will find the property on your right-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/begins.vest.divide>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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.

