

FREEHOLD



10 THE CRESCENT, BARROW-IN-FURNESS, LA14 4RA

£615,000

FEATURES

- Stunning Executive Detached Family Home
- Enviably Cul De Sac Location In A Highly Sought After Area
- Impressive & Versatile Accommodation With Multiple Rooms
- Entrance Porch, Grand Hallway, Luxury Family Bathroom & Separate Laundry Room
- Three Reception Rooms, Breakfast Kitchen, Utility & Sun Room
- Games Room With Bar, WC & Full Sized Snooker Table
- Four Generous Double Bedrooms, Two With Ensuite Facilities
- GCH System & UPVC Double Glazing Throughout
- Mature Private Gardens With Practical Outdoor Features
- Ample Off Road Parking, Integral Garage & Storage Shed With Independent Power

JH
Homes



Garage,
Off Road
Parking

JH
Homes

Stunning, spacious executive detached family home occupying an enviable end-of-cul-de-sac position in the highly sought-after area of Hawcoat. Immaculately maintained and thoughtfully extended, the property offers versatile accommodation including an exceptional garden room, currently utilised as a games room with bar, WC, and full-size snooker table, superb breakfast kitchen with range cooker and American-style fridge/freezer and four double bedrooms, two with en-suite facilities. Externally, the private rear garden is mature and wraps around the property creating a perfect family friendly addition. A storage shed benefits from its own independent power supply, making it ideal for workshop use, garden equipment or a hobby space. Complete with external water taps and an outdoor electrical socket as well as being ideally located with close distance of the Dane Ghyll Community and offering excellent access to local amenities, Furness General Hospital, Barrow town centre and the A590. Early viewing is strongly recommended to fully appreciate this impressive home.

Accessed through PVC door with glass inserts into:

ENTRANCE PORCH

Entrance door, radiator and uPVC double glazed window to front. Door with glazed side panels opening into:

HALLWAY

Excellent sized hallway with radiator and sweeping spindled staircase to first floor with galleried landing. Access to lounge, kitchen, secondary reception room, cloaks/WC and inner hallway.

LOUNGE

19' 5" x 14' 11" (5.92m x 4.55m)

Featuring a pebble effect living flame gas fire with surround, solid wood flooring, wall light, uPVC double glazed window to front and cornicing. Archway leading through to:

DINING ROOM

13' 0" x 15' 2" (3.96m x 4.62m)

Traditional style décor with cornicing, uPVC double glazed window to rear and solid wood flooring. Door to kitchen and door to:

GAMES ROOM

32' 7" x 17' 10" (9.93m x 5.44m)

Excellent room which offers a versatile entertaining space complete with full bar, full sized snooker table, WC and four uPVC double glazed windows. French style doors lead to the side garden and further door leads to the rear. Offering potential for multiple uses and door to breakfast kitchen.

WC

Two piece suite comprising of WC and wash hand basin. UPVC double glazed frosted window to front and extractor fan.

KITCHEN

12' 4" x 18' 9" (3.76m x 5.72m)

Fantastic family kitchen, fitted with a huge range of Oak effect shaker style base, wall, drawer and larder units with Granite worktop over. Incorporating breakfast bar and one and a half bowl sink with mixer taps.

Complementary splash backs, and chrome handles. Integrated appliances include an electric oven, American style fridge/freezer and Rangemaster cooker with extractor over. Dishwasher, tall radiator and door to hallway. Door to:

UTILITY ROOM

5' 11" x 6' 3" (1.8m x 1.91m)

Fitted with a single base and wall units with worktop over incorporating sink and drainer with mixer tap and matching splash back. Radiator, PVC door with opaque, glazed insert to rear and uPVC double glazed, opaque window.

SECONDARY RECEPTION ROOM

15' 8" x 12' 8" (4.78m x 3.86m)

Feature, coal effect living flame gas fire with brass trim, Adam's style surround and marble effect inset. Traditional style décor with cornicing, dado rail, wall light points, radiator and glass panelled double doors to:

SUN ROOM

9' 8" x 9' 7" (2.95m x 2.93m)

Three uPVC double glazed windows to side and rear, radiator and uPVC double glazed external door to rear garden.

CLOAKS/WC

Modern two piece suite comprising of WC and wash hand vanity basin. Radiator and uPVC frosted glazed window to front.

INNER HALLWAY

Coat and boot storage area with fire door to garage.

FIRST FLOOR GALLERIED LANDING

Offering access to all upper rooms and having a uPVC double glazed window to front providing natural light.

MASTER BEDROOM

16' 11" x 13' 2" (5.16m x 4.01m) to wardrobe

Double room with uPVC double glazed window to front with views, LED lighting and radiator. Door to:

ENSUITE

Modern three piece suite comprising of WC, wash hand vanity basin and P-Shaped bath with shower over. Full tiling to walls, wood laminate effect floor / linoleum, heated towel rail, LED lighting and uPVC double glazed window to front.

GUEST BEDROOM

14' 7" x 13' 0" (4.44m x 3.96m) to wardrobe

Double room with two double wardrobes, radiator and uPVC double glazed bay window to front with views. Door to:

ENSUITE

Modern three piece suite comprising of WC, wash hand vanity basin and bath with electric shower over. Wood laminate flooring and radiator.

BEDROOM

10' 9" x 15' 2" (3.28m x 4.62m) to wardrobe

Double room with built in wall to wall wardrobes, radiator and uPVC double glazed windows to rear.





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BEDROOM

8' 11" x 16' 7" (2.72m x 5.05m)

Further double room with radiator and uPVC double glazed window to rear.

LAUNDRY ROOM

Housing wall mounted combination boiler for heating and hot water systems.

BATHROOM

Luxury five piece suite comprising of WC, wash hand basin, bidet, bath and separate shower cubicle. Full tiling to walls, heated towel rail, LED lighting and uPVC double glazed window to rear.

EXTERIOR

Approached by way of a block paved drive providing ample off road parking and access to garage. Gardens to front, side and a rear are mature, well stocked and designed for privacy with a sunny aspect. Storage shed to the rear benefits from its own independent power supply making it ideal for workshop use, housing gardening equipment or a hobby space, Complete with three external water taps and outdoor electric socket.

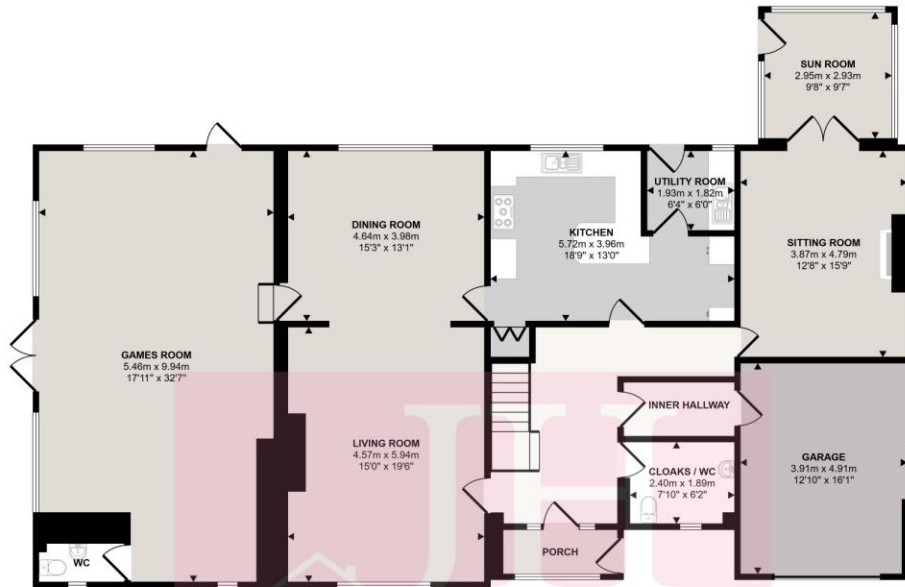
GARAGE

16' 1" x 12' 9" (4.9m x 3.89m)

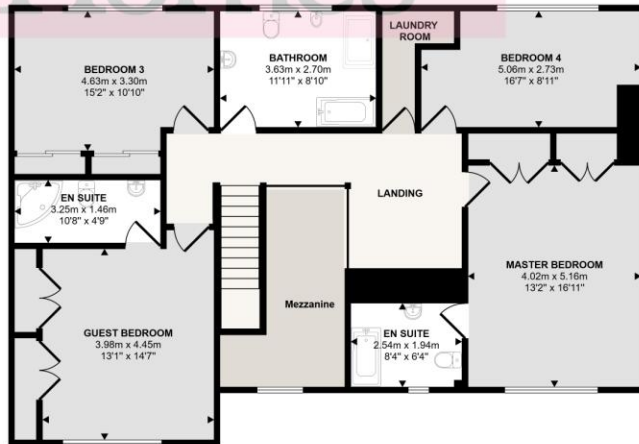
Electric roller door, light and power points.



Approx Gross Internal Area
329 sq m / 3559 sq ft



Ground Floor
Approx 207 sq m / 2229 sq ft



First Floor
Approx 122 sq m / 1310 sq ft

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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: G

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains, gas, electric, water and drainage

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your first right into Dalton Lane. Before Furness General Hospital on your left, turn right into Glenridding Drive, turn right into The Crescent and follow the road to the end of the cul-de-sac. The property can be found by using the following "What Three Words":

<https://w3w.co/downward.uplifting.dame>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 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.

