

FREEHOLD



# 42 WINDRUSH CRESCENT, WALNEY, BARROW-IN-FURNESS, LA14 3UN

## £220,000

### FEATURES

Superb Family Sized Semi-Detached

Meticulously Updated By Current Owner

Quality Fixtures & Fittings Throughout

Gas CH System & uPVC DG

Hallway & Lounge With Wood Burner & Media Wall

Fantastic Kitchen/Diner

Three Bedrooms & Luxury Shower Room

Ample Off-Road Parking To Front

Enclosed Rear Garden

Early Inspection Strongly Recommended



 1  1  3  Off Road Parking



Immaculately updated and beautifully presented, this superb three-bedroom semi-detached home offers stylish, ready-to-move-into accommodation in a highly sought-after residential area of Walney Island. Perfectly suited to a range of buyers—from growing families to those looking to downsize, the property also enjoys the added benefit of being just a five-minute stroll from the stunning West Shore coastline. Externally, the home boasts ample off-road parking to the front, while the rear reveals a thoughtfully designed, low-maintenance garden ideal for relaxing or entertaining with ease. Inside, the property continues to impress. A welcoming entrance hallway leads into a contemporary lounge, complete with a feature wood-burning stove, bespoke media wall, and modern décor that creates a warm yet sophisticated atmosphere. The heart of the home is the impressive, modern fitted kitchen/diner, equipped with integrated appliances and offering direct access to the rear garden, perfect for both everyday living and hosting guests. The accommodation further comprises of three well-proportioned bedrooms and a luxurious, recently updated shower room, finished to a high standard. With the added benefits of gas central heating system and uPVC double glazing, this exceptional home combines comfort, style, and practicality in equal measure. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

Accessed through a PVC door into:

#### **ENTRANCE HALLWAY**

Entrance door and stairs to the first floor. Open doorway to the kitchen and door to:

#### **LOUNGE**

*17' 11" x 12' 5" (5.46m x 3.78m)*

Feature corner wood burner, media wall, tiled flooring, radiator and dual aspect uPVC double glazed window to the front.

#### **KITCHEN/DINING ROOM**

*17' 8" x 12' 4" (5.38m x 3.76m) max*

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric hob, space for American style fridge/freezer, space for a dining table and radiator. Dual aspect uPVC double glazed windows and external door to rear garden.

#### **FIRST FLOOR LANDING**

Door to three bedrooms and shower room, plus storage cupboard housing the combination boiler for the heating and hot water systems.

#### **BEDROOM**

*9' 11" x 12' 4" (3.02m x 3.76m)*

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

#### **BEDROOM**

*12' 2" x 9' 8" (3.71m x 2.95m)*

Radiator and uPVC double glazed window to the front.

## BEDROOM

7' 9" x 9' 1" (2.37m x 2.77m)

Radiator and uPVC double glazed window to the rear.

## SHOWER ROOM

Modern three-piece suite comprising of a shower cubicle, WC and wash hand vanity basin. Full tiling, heated towel rail and uPVC double glazed window to the rear.

## EXTERIOR

The property benefits from ample off-road parking to the front which would be appreciated upon recommended viewing, with access to the entrance door. In addition, there is a well-presented, low maintenance garden to the rear with an outbuilding.



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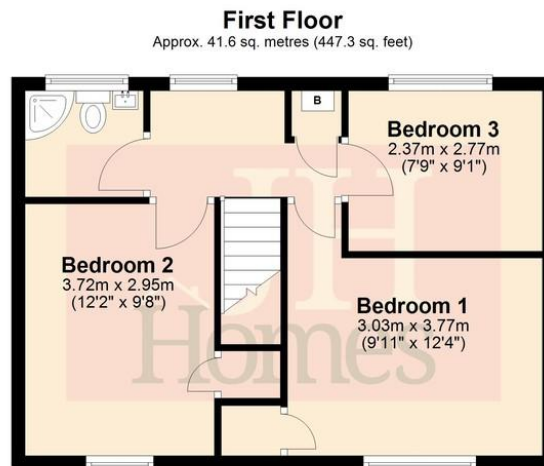
[contact@jhhomes.net](mailto:contact@jhhomes.net)  
[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

**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 right at the traffic lights onto The Promenade and a left turn into Mill Lane. Turn right onto West Shore Road and continue towards the caravan site, taking the final right into Cows Tarn Lane, then turn right into Windrush Crescent.  
 The property can be found by using the following "What Three Words":  
<https://w3w.co/state.matter.late>



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.

