



**Tenure**  
Freehold

**Council Tax Band**  
C

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### Shearwater Crescent | Barrow-in-Furness | LA14 3JW Asking Price £249,950

- Semi-Detached Extended Bungalow
- Popular Location On Walney
- Hallway, Bay Windowed Lounge
- Fitted Kitchen/Utility Area
- Extended Open Plan Dining Area
- 2 Double Bedrooms, Bathroom
- Central Heating, Double Glazing
- Off Road Parking, Garage
- Easy Maintenance Gardens
- Council Tax Band C





## Property Description

Situated in the popular area of Walney with pleasant views, this extended semi-detached true bungalow is close to local coastal beaches, amenities and transport links. Internally the property offers entrance hallway giving access to a bay windowed spacious lounge, extended fitted kitchen with utility area, open dining room with pleasant views, 2 double bedrooms and spacious bathroom. The property benefits from central heating, double glazing, off road parking for several cars leading to the garage and easy maintenance front and rear gardens with plants and shrubs. Viewing is highly recommended to appreciate the size and standard on offer and is being sold with vacant possession.

### SERVICES

Gas, Water, Electric, Telephone and Drainage

### FRONTAGE

Double gates leading to ample off road parking, mature front garden with lawned area, plants, shrubs, paved seating area, access to garage, access gate to rear garden, water tap and double glazed door to entrance hall

### ENTRANCE HALL

Double door storage cupboard, access to loft (2 hatches), borrowed frosted window, radiator and doors to –

### LOUNGE

**10' 9" x 20' 0" (3.30m x 6.10m)**

Double glazed bay window, laminate flooring, feature fire surround with coal fire, dado rail and 2 radiators

### DINING ROOM

**9' 7" x 13' 2" (2.93m x 4.02m)**

Double glazed window, double glazed patio doors to rear garden, double glazed door to side of property, dado rail, radiator and open to kitchen

### EXTENDED KITCHEN/DINER

**8' 8" x 11' 1" (2.66m x 3.39m)**

Double glazed window, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, plumbing for dishwasher, breakfast bar, tiled splash, radiator, open arch to utility area and open to dining room

### UTILITY AREA

**6' 3" x 4' 3" (1.93m x 1.31m)**

Double glazed frosted window, plumbing for washer, water tap and (boiler)

### STORE ROOM

Double glazed frosted window, shelving and wood effect flooring

### BEDROOM 1

**12' 11" x 10' 9" (3.96m x 3.28m)**

Double glazed window, fitted over bed fitment with wardrobes, dado rail and radiator

### BEDROOM 2

**10' 11" x 8' 11" (3.34m x 2.73m)**

Double glazed bay window, fitted wardrobes with drawers, mirrored units and radiator

### BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, corner shaped panel enclosed bath, corner shower cubicle with shower, pedestal hand wash basin with taps, tiled splash, paneled ceiling and radiator

### GARAGE

With up and over door, double glazed windows, power and light

### GARDEN

Rear enclosed mature garden with pleasant views, lawned area with plants and shrubs, paved seating area and side access gate

### VIEWINGS

Key accompanied

### AGENT NOTE

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Anti-Money Laundering checks cost - £25.00 + VAT \*\*  
This is non refundable once the AML check has been carried out \*\*

