



## 3 The Crescent

Barrow-In-Furness, LA14 4RA

£1,800 Per Calendar Month



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*Detached property sits on an approximately third of an acre plot and offers an unmissable opportunity to move into a sought after location. From the grand hallway to the stunning rear garden, this home has it all. The in and out driveway makes parking effortless and provides easy access for family and friends. Enjoy bright and spacious living areas, multiple bedrooms, a modern kitchen and much more!*

## Approach

**Entrance Hallway**  
11'10" x 11'4" (3.63 x 3.47)

**Lounge**  
12'5" x 23'10" (3.79 x 7.28)

**Kitchen Diner**  
23'2" x 12'0" (7.07 x 3.67)

**Second Kitchen**  
16'0" x 10'3" (4.88 x 3.14)

**Ground Floor WC**  
2'7" x 5'10" (0.79 x 1.78)

**Dining Room/Study**  
11'5" x 11'5" (3.49 x 3.48)

**Landing**  
11'6" x 4'3" (3.51 x 1.31)

**Master Bedroom**  
12'4" x 14'6" (3.78 x 4.44)

**En-Suite to Master**  
7'9" x 5'7" (2.38 x 1.71)

**Bedroom Two**  
10'10" x 11'5" (3.31 x 3.49)

**Bedroom Three**  
10'9" x 11'5" (3.28 x 3.49)

**Bedroom Four**  
12'4" x 8'5" (3.77 x 2.58)

**Bathroom**  
7'5" x 11'5" (2.28 x 3.50)

**Integral Garage**  
21'9" x 14'5" (6.63 x 4.40)

**Gardens**

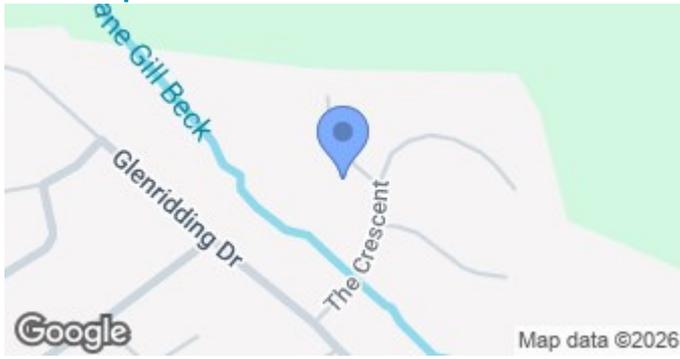


- Ideal Family Home
- Tasteful Décor
- Ample Off Road Parking
- Approximately One Third of an Acre Plot
- GCH and UPVC Double Glazing

- Sought After Location
- Two Kitchens
- Bathroom, En-suite & WC
- Integral Garage with EV Charging Point
- Council Tax Band - F



## Road Map



## Terrain Map



## Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	