

JH
Homes

£350,000



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GARAGE & PARKING

7 Sir John Barrow Way, Ulverston,
Cumbria, LA12 9SZ

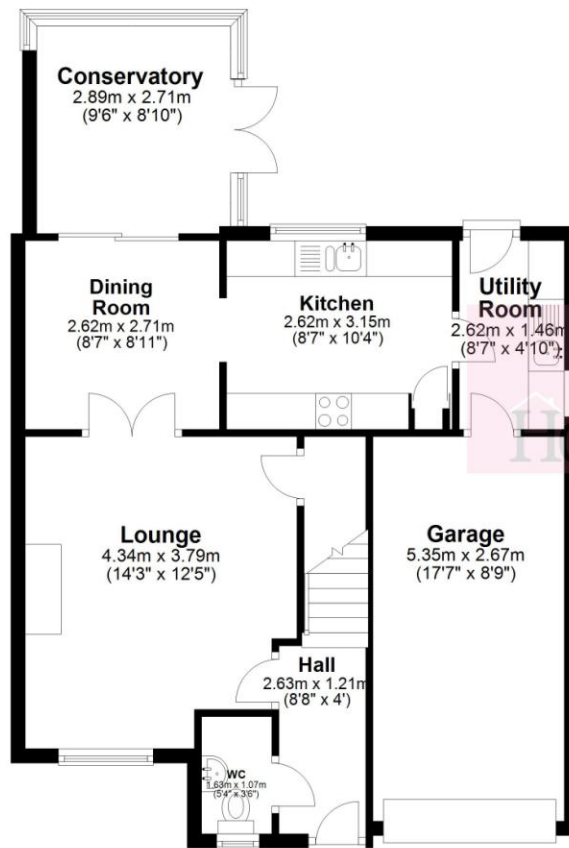
For more information call **01229 314049**

2 New Market Street
Ulverston
Cumbria
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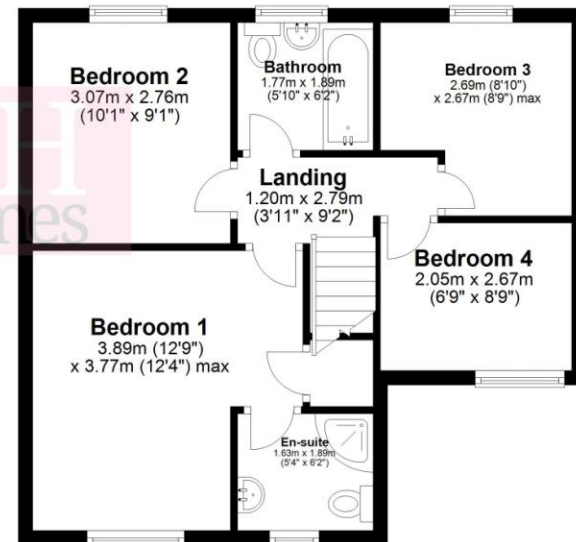
www.jhhomes.net or contact@jhhomes.net

JH
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

Lovely, detached property situated on this popular and sought-after development in a slightly elevated position offering some lovely outlooks particularly from the first floor. This excellent home has been owned from new and is an excellent example, beautifully presented and reluctantly offered for sale due to relocation. The accommodation is suited to a range of buyers including the family purchaser and briefly comprises hall, cloakroom, living room, dining room, conservatory kitchen, utility, four bedrooms-master with en-suite, bathroom, integral garage, off-road parking for two cars and beautiful rear garden particularly well planted and presented. Completing this family home are some lovely views towards Hoad Hill and Monument from the first floor. The property also offers a gas central heating system, uPVC double glazing and is recommended for early viewing to appreciate this well presented and comfortable family home.



DIRECTIONS

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Turn Left into Sir John Barrows Way keeping to the right where number 7 is situated on the left.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains services including gas, electric, water and drainage.





Accessed through modern composite double glazed front door in black with feature leaded and patterned glass panes. Opening directly into:

ENTRANCE HALL

Tiled floor, staircase to the end leading to the first floor, radiator, ceiling light point, radiator, power socket and integrated smoke alarm. Doors lead to sitting room and WC.

CLOAKROOM/WC

5' 2" x 3' 3" (1.59m x 1.01m)

UPVC double glazed patterned glass window to the front elevation. Useful ground floor facility comprising of two piece suite in white to include WC with push button flush and pedestal wash basin. Radiator, ceiling light, fixed wall mirror and tiling to floor.

LOUNGE

14' 2" x 12' 4" (4.34m x 3.78m) widest points Feature PVC double glazed window to the front elevation with leaded panes offering a pleasant aspect over the front garden and hills beyond the neighbouring property. Coving to ceiling, door to a useful under stairs storage cupboard. Ample power sockets, radiator and ceiling light point. Focal, modern conglomerate fireplace with matching hearth housing an electric flicker flame fire.

Set of double, multi pane bevelled glass doors to the end of the room that provide access to the dining room.

DINING ROOM

8' 7" x 8' 11" (2.62m x 2.74m)

Set of uPVC double glazed patio doors opening to the conservatory and open archway to the kitchen. Radiator, power sockets and ceiling light point.

CONSERVATORY

9' 8" x 8' 7" (2.95m x 2.63m)

Fully glazed to three sides with clear glass pitched roof, tiling to floor, power sockets, wall light point, and french doors open to the garden.

KITCHEN

11' 7" x 8' 6" (3.54m x 2.60m)

Fitted with a range of base, wall and drawer units with metallic handles complemented with a granite effect work surfacing and cream tiling to the splashbacks. Inset stainless-steel one and a half bowl sink unit with mixer tap positioned in front of the uPVC double glazed window that offers a pleasant aspect to the rear garden. Fitted appliances include built-in electric double oven, four ring gas hob with cooker hood above, dishwasher and fridge. Tiling to floor, inset lights to ceiling and connecting door to:



UTILITY ROOM

Half-glazed uPVC double glazed door to the rear garden and uPVC double glazed window to the side. Matching base cupboards, surfacing and splashback tiling from the kitchen. Recess and plumbing for washing machine and recess for dryer. Wall mounted Glow-worm boiler for the heating and hot water systems. Connecting door opens to the garage.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft hatch with drop down ladder offering storage as partially boarded.

BEDROOM

12' 10" x 12' 8" (3.93m x 3.87m) widest points

Double room that is complemented with a range of fitted furniture comprising of light wood grain effect wardrobe with mirror door panels and drawers, matching dresser drawer unit and bedside units. UPVC double glazed window to the front with leaded upper panes offering a lovely aspect beyond the neighbouring properties to Hoad Hill and Monument and to the side towards the Lakeland Hills in the distance. Connecting door to a storage cupboard housing the insulated storage tank.

ENSUITE

5' 11" x 5' 4" (1.81m x 1.63m)

Fitted with a modern three piece suite comprising of feature wash basin with mixer tap set to vanity unit with cupboards and drawers, WC with push button flush and quadrant shower cubicle with thermostatic shower and modern panelling to the splashbacks. Complimentary tiling to walls, chrome ladder style towel radiator and fitted mirror above the sink. Extractor and uPVC double glazed patterned glass window with fitted blind.

BEDROOM

10' 2" x 9' 1" (3.10m x 2.79m)

Pleasant double room with radiator, ceiling light point and power sockets. UPVC double glazed window to the rear elevation that offers a lovely aspect down to the rear garden.

BEDROOM

8' 9" x 8' 9" (2.69m x 2.69m) widest points

Currently utilised as an additional sitting/reading room. Radiator, power sockets and ceiling light point. UPVC double glazed window bring looks down to the rear garden.

BATHROOM

6' 1" x 5' 8" (1.86m x 1.74m)

Fitted with a three piece suite comprising of bath with glazed shower screen and over bath thermostatic shower, pedestal wash basin and WC with push button flush. Tiling to floor and complimentary tiling to splashbacks, fitted wall mirror and uPVC double glazed window with patterned glass pane to the rear with fitted blind.

BEDROOM

8' 11" x 6' 8" (2.72m x 2.05m)

Single room with uPVC double glazed window to the front, radiator, power sockets and ceiling light point.

GARAGE

17' 10" x 8' 3" (5.45m x 2.53m)

Up and over door, electric light and power and circuit breaker control points.

EXTERIOR

The front garden is laid to lawn with mature trees shrubs and bushes. Access to the side of the property leading to the attractive and established rear garden. The rear garden has a lower flagged patio offering a pleasant seating area with access to the conservatory and steps leading to a terraced garden that is particularly well presented and stocked with a variety of mature shrubs and bushes. Access to the side of the conservatory to an area offering excellent additional storage and potential space for a shed if required.