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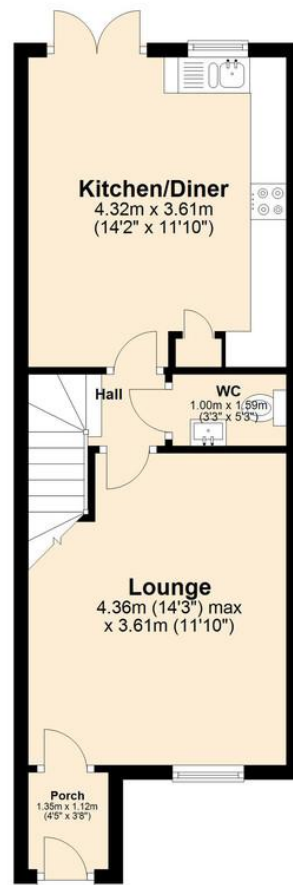


2



PARKING

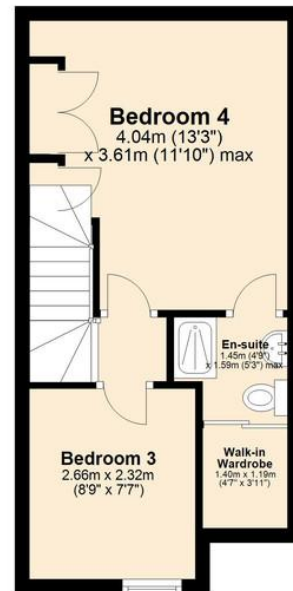
Ground Floor
Approx. 37.3 sq. metres (401.2 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.9 sq. feet)



Second Floor
Approx. 27.2 sq. metres (292.8 sq. feet)



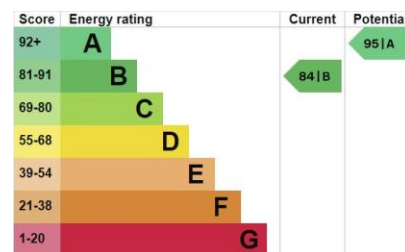
Total area: approx. 92.5 sq. metres (995.9 sq. feet)

DIRECTIONS

Leaving Barrow town in the direction of Roose Road, proceed past the Co-op and take the left-hand turn alongside the car wash onto Friars Lane. Follow the road along slightly and then take a left hand turn into Pennington Close. As you enter the cul-de-sac the property is on the right hand side identified by a Pink For Sale Sign.

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: All mains services including, gas, electric, water and drainage.



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.

2 Pennington Close,
Barrow-in-Furness, LA13 9UJ

For more information call **01229 314049**

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Ulverston
Cumbria
LA12 7LN

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Opportunity to purchase this well presented stylish semi-detached property, situated in a cul-de-sac location off Friars Lane. The property benefits from free flowing accommodation over three floors with the advantage of enclosed garden to the rear and allocated parking. Comprising of entrance vestibule, lounge, cloakroom/WC, stylish kitchen/diner with integrated appliances, two bedrooms and bathroom to first floor and master bedroom with en-suite and smaller bedroom to the second floor. Offered for sale with the benefit of no upper chain.



Approached by way of a pedestrian central path leading to the front door.

ENTRANCE PORCH

Radiator and internal door to:

LOUNGE

11' 9" x 15' 4" (3.58m x 4.67m)

Stone effect fire set to a highly polished fireplace, under stairs cupboard and uPVC double glazed window to front radiator beneath.

KITCHEN/DINER

11' 8" x 8' 7" (3.56m x 2.62m)

Kitchen Area

Fitted with a range of high gloss base, wall and drawer units with worktop over incorporating Franke one and a half bowl sink and drainer with mixer tap. Concealed wall mounted Gloworm energy 30c combination boiler, uPVC double glazed window to rear with outlook towards the garden. Integrated appliances to include Zanussi induction hob with electric oven/grill below and cooker hood over, fridge/freezer and Zanussi washer/dryer. Inset lighting, two velux windows, plinth lighting and power points.

Dining Area

Inset lighting and French doors lead to the rear garden.

CLOAKROOM/WC

Two piece white suite comprising of WC and pedestal wash hand basin. Xpelair extractor fan, overhead light and tiled flooring.

INNER HALL

Stairs to first floor, door to kitchen/diner and ground floor cloakroom/WC.

FIRST FLOOR LANDING

Access to two bedrooms and family bathroom. Further staircase to second floor. Overhead light and power point.

BEDROOM

8' 9" x 11' 10" (2.67m x 3.61m)

Double room with uPVC double glazed window, mirror fronted wardrobes with hanging rail, radiator, overhead light, power points, TV aerial point and socket at eye level.

BEDROOM

7' 11" x 11' 10" (2.41m x 3.61m)

Further double room to the rear with fitted mirror fronted wardrobes, overhead light, radiator and power points. UPVC double glazed window.



BATHROOM

6' 7" x 5' 8" (2.01m x 1.73m)

Three piece suite comprising of bath with central taps, screen, fitted dual shower head attachments and fixed thermostatic shower, low level WC and wash hand basin. Wall tiling, floor tiling, vertical chrome towel rail/radiator and window to side.

SECOND FLOOR LANDING

Access to master bedroom and smaller bedroom.

BEDROOM

13' 3" x 11' 10" (4.04m x 3.61m) widest points

Built-in wardrobes, cupboard, two velux roof lights, inset lighting and power points. Access to en-suite.

ENSUITE

9' 10" x 9' 5" (3m x 2.87m) widest points

Comprising of shower enclosure with wall-mounted twin shower attachment, WC and pedestal wash hand basin. Splash back tiling, fitted mirror fronted sliding doors to walk in dressing room with fixed rail.

WALK IN WARDROBE

4' 7" x 3' 11" (1.4m x 1.19m)

BEDROOM

8' 9" x 7' 7" (2.67m x 2.31m)

Suitable for a multitude of uses with uPVC double glazed window to front, fitted wardrobe with hanging rail, overhead light and power points.

EXTERIOR

Open plan grass to front. To the rear is an enclosed garden which is fenced for a degree of privacy. Side gate open to parking bay which is the first one from the gate.

