



**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 where the property can be found if you continue round on the right identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/translate.gravitate.graced>

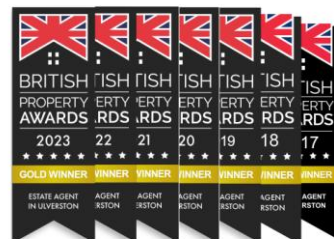
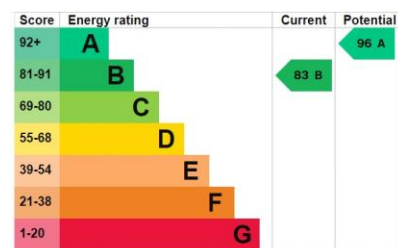
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX BANDING: 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.



JH Homes

£250,000



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PARKING

41 Sir John Barrow Way,  
Ulverston, LA12 9SZ

For more information call **01229 314049**

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We are pleased to bring to the market this most attractive modern semi-detached home situated in a pleasing cul-de-sac on the popular residential development in South Ulverston. This lovely home has the advantage of double width off-road parking to the front with EV charging point and a pleasant sunny and enclosed garden to the rear. Suited to a range of buyers including the family purchaser with accommodation comprising of entrance hall, WC, lounge, dining kitchen and three bedrooms and bathroom to the first floor. Completing the property is a gas central heating system and double glazing. Offering a good standard of presentation inside and out, this lovely home will be appreciated upon internal inspection.



Accessed through a modern double glazed front door opening to:

**ENTRANCE HALL**

Staircase to first floor with feature wooden handrail, radiator with shelf above and Oak style internal doors provide access to lounge and ground floor WC.

**WC**

UPVC double glazed window, radiator, dual flush WC, wash hand basin with mixer tap and extractor fan.

**LOUNGE**

14' 0" x 11' 6" (4.28m x 3.52m) widest points UPVC double glazed window to front with fitted blind, wood grain laminate flooring, ample power sockets and provision for wall mounted TV with concealed sockets. Door to rear to kitchen/diner.

**KITCHEN/DINER**

14' 9" x 10' 7" (4.52m x 3.24m) Fitted with a modern range of base, wall and drawer units with complementary work surfacing, upstands and incorporating stainless steel sink and drainer with mixer tap. Built-in fridge freezer, gas hob with glass splashback, cooker hood over, low-level electric oven and recess and plumbing for washing machine. Stylish white tile floor and spot lights to ceiling. UPVC double glazed window with fitted blind looking to garden, set of PVC double glazed French doors with fitted blinds and door offering to under stairs storage cupboard.

**FIRST FLOOR LANDING**

Smoke alarm, access to loft and modern Oak style doors opening to bedrooms, bathroom and over stairs cupboard housing the gas boiler for the heating and hot water systems.

**BEDROOM ONE**

13' 5" x 8' 0" (4.10m x 2.45m) Double room with uPVC double glaze window to rear looking down to the garden and over neighbouring properties. Radiator, TV point, ceiling light point and power sockets.



**BEDROOM TWO**

11' 2" x 7' 8" (3.41m x 2.34m) UPVC double glazed window with fitted blind, radiator, ceiling light point and power points.

**BEDROOM THREE**

8' 1" x 6' 5" (2.47m x 1.97m) Single room with uPVC double glazed window to rear, radiator, electric light, power points and TV point.

**BATHROOM**

6' 8" x 5' 6" (2.03m x 1.68m) Three-piece suite in white comprising of pedestal wash hand basin with the mixer tap, WC with push button flush and bath with glazed shower screen, mixer tap and over bath thermostatic shower. Tiling around bath surround and splashback to sink with further tiles to floor. Electric shaver point, extractor fan, uPVC double-glazed pattern glass window and chrome ladder style towel radiator.

**EXTERIOR**

To the front of the property is off-road parking and also the advantage of an EV charging point. Gated access leads to the side with power socket and water tap before leading round to the rear garden. To the rear there is a pleasant, landscaped garden that is sunny and well presented. With a grey composite deck, fencing to sides, lawn, flagged path and wooden garden storage shed to the bottom.

