



**JH**  
Homes

**£230,000**



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 just after the left-hand turn into Pennington Close the property is on the left, identified by our pink "For Sale" board.

The property can also be found by using the following "What Three Words" <https://what3words.com/visit.stir.ljne>

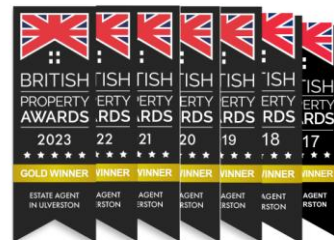
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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



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**GARAGE & PARKING**

**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.

**Turner House, Friars Lane,  
Barrow-in-Furness, LA13 9NP**

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Modern semi detached home situated in this pleasing and popular location. Modern property offered for sale with early and vacant possession and having no upper chain. Well presented and has the benefit of a pleasant front forecourt garden, enclosed rear garden and designated parking. Spacious family sized accommodation over three floors comprising of porch, lounge, inner hall, WC, kitchen/diner, two bedrooms and bathroom to the first floor with a further two bedrooms with an en suite to the second floor. Completing this property is a gas central heating system, uPVC double glazing and a good standard of light bright décor. Early viewing is both invited and recommended to appreciate this comfortable home.



Accessed through a composite style front door opening to:

**ENTRANCE**

Radiator, coat hooks to wall, circuit breaker control point and door to lounge.

**LOUNGE**

15' 6" x 11' 10" (4.72m x 3.61m)  
Central feature, modern fireplace with electric pebble glow fire, uPVC double glazed window to front, radiator, power sockets, ceiling light point and inset lights to corners of the room. Access to under stairs store and connecting door opens to inner hall.

**INNER HALL**

Staircase to first floor, door to WC and door to kitchen/diner.

**WC**

Two piece suite comprising of wash hand basin with mixer tap and dual flush WC. Radiator and extractor fan.

**KITCHEN/DINER**

13' 5" x 11' 9" (4.11m x 3.60m)  
Fitted with an attractive range of modern base, wall and drawer units with complementary work surface incorporating one and a half bowl sink and drainer with mixer tap and complimentary upstands. Built in fridge/freezer, electric hob with cooker hood and glass splashback, and low-level oven. Concealed washing machine and dishwasher with wall mounted Baxi boiler for the heating and hot water systems. Tiled floor, radiator, inset lights to ceiling and LED lights to kick plate. Set of PVC double glazed French doors to rear, double-glazed window and two Velux double glazed roof lights.

**FIRST FLOOR LANDING**

Access to two bedrooms, bathroom and staircase to second floor.

**BEDROOM**

11' 9" x 9' 6" (3.58m x 2.9m)  
Double room with built in double wardrobe, radiator and double glazed window to front with fitted blind.

**BEDROOM**

11' 10" x 8' 10" (3.61m x 2.71m)  
Double room situated to rear with built in double wardrobe with sliding mirror doors, radiator and outlook to garden.



**BATHROOM**

6' 5" x 5' 6" (1.96m x 1.68m)  
Modern three piece suite comprising of bath with glazed screen, mixer tap and thermostatic shower, WC and pedestal wash hand basin with tiling to splashbacks, mirror above sink and extractor fan. UPVC double glazed window, chrome ladder style radiator and woodgrain effect vinyl flooring.

**SECOND FLOOR LANDING**

Access to two further bedrooms.

**BEDROOM**

12' 7" x 9' 10" (3.84m x 3m)  
Further double room with built in wardrobe, over stairs storage cupboard, radiator and two VELUX double glazed roof lights. Door to en suite.

**ENSUITE**

Three piece suite comprising of shower cubicle with glazed door and thermostatic shower with fixed rain head shower and flexi-track spray, wash hand basin with mixer tap and WC. Tiled splashbacks, extractor fan, inset lights to ceiling and wood grain effect vinyl flooring. Sliding doors to a storage cupboard/wardrobe with shelf and hanging rail.

**BEDROOM**

7' 7" x 9' 4" (2.32m x 2.87m)  
Double glazed dormer window to front, radiator, electric light and power.

**EXTERIOR**

Front forecourt with borders and two shallow steps to front door. To the rear is a pleasant enclosed rear garden area with fencing, flagged patio and path with gate to parking area where the property has a designated space.

