



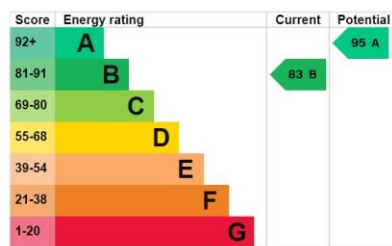
DIRECTIONS

Leaving our offices, proceed to the traffic lights on Queen Street and turn left onto the A590. Continue to the next set of lights and at the roundabout take the second exit where you will continue along the main carriageway turning right shortly after going through a set of lights, onto North Lonsdale Road. Proceed along here and underneath the railway bridge, past the Premier Inn before taking the next turning on your right into Monument Way. Proceed to take your next left onto Sir John Barrows Way and keep right following the road, when the road reaches the T take the Right turn and number 40 is located on your left. The property can be identified by our "Pink" For Sale board.

The property can be found by using the following "What Three Words" what3words ///clinking.quack.crisp

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.



JH Homes

£325,000



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3



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PARKING

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

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Beautifully presented semi detached home situated on this popular development to the edge of Ulverston. Offering a stylish and ready to move into home which comprises of entrance hall, lounge, kitchen/diner, WC and three bedrooms, master with en suite and family bathroom to the first floor. Excellent parking with double width drive to the front and lovely enclosed rear garden which has been landscaped. Complete with gas fired central heating system, uPVC double glazing and is positioned to offer a lovely aspect to the front over open countryside as well as views of Hoad Monument. In all a superb home considered suitable for a range of buyers including the family purchaser with early viewing both invited and recommended.



Accessed through an open canopy porch giving shelter to a grey composite front door with double glazed upper panes opening directly into:

ENTRANCE HALL

Radiator behind decorative cover, fitted coat hooks and staircase to first floor with feature oak handrail. Light grey wood grain effect LVT flooring, ceiling light point and doors to lounge and inner hall.

LOUNGE

14' 7" x 11' 10" (4.45m x 3.61m)
UPVC double glazed windows to front with fitted blind offering a pleasant aspect to the open land to the front, radiator, electric light and power. Modern wooden door to rear giving access to kitchen/diner.

INNER HALL

Open to kitchen with wooden door to under stairs store and further door to ground floor WC.

WC

4' 1" x 5' 7" (1.27m x 1.71m)
Two piece suite comprising of wall hung wash hand basin with mixer tap and tiled splashback and WC with push button flush. Dark grey decorative panelling to half wall height, uPVC double glazed window with blind and circuit breaker control point. Square tiling to floor and ceiling light point.

KITCHEN/DINER

9' 11" x 16' 5" (3.03m x 5.02m)
Kitchen Area

Modern stylish well presented kitchen fitted with a most attractive range of base, wall and drawer units with pull handles and Quartz grey work surface over incorporating one and a half bowl stainless steel sink and grooved drainer with mixer tap. Integrated appliances including fridge freezer, microwave, dishwasher, electric oven and Neff hob with glass splashback and cooker hood over. Space and plumbing for washing machine and ceiling light point.

Dining Area

Feature panelling to wall, radiator and set of PVC French doors with made to measure blinds opening to the garden along with a uPVC double glazed window giving a pleasant aspect. Bracket and point for TV and ceiling light point over the dining table.

FIRST FLOOR LANDING

Radiator, integrated smoke alarm, access to loft, modern wooden doors to the bedrooms and bathroom with further door to the tank cupboard housing the Worcester pressurised hot water storage tank.

BEDROOM

11' 3" x 9' 8" (3.44m x 2.97m)
Generous double room with uPVC double glazed window with blind to front offering an open aspect including a view to Hoad Hill and Monument to the side. Door to built in wardrobe, electric light and power and further door to ensuite shower room.



ENSUITE

5' 7" x 6' 1" (1.72m x 1.87m)
Fitted with a three piece suite in white comprising wall hung wash hand basin with mixer tap, WC with push button flush and quadrant shower cubicle with thermostatic shower, flexi track spray and fixed rain head. Tiling to shower cubicle and further tiling to splashbacks behind the sink and WC. Double fronted mirror bath cabinet with shaver point to side, chrome ladder style towel radiator, uPVC double glazed window with fitted blind and light grey wood grain effect LVT flooring.

BEDROOM

10' 0" x 9' 2" (3.05m x 2.81m)
Double room with radiator, ceiling light point and uPVC double glazed window to rear with fitted blind looking down to the rear garden and neighbouring properties beyond.

BEDROOM

10' 0" x 6' 10" (3.05m x 2.08m)
Currently used as a dressing room but offers ample space for a single room if required. Light grey wood grain LVT flooring, ceiling light point, radiator and uPVC double glazed window with blind looking down to the rear garden and neighbouring properties beyond.

BATHROOM

8' 3" x 5' 6" (2.52m x 1.70m)
Fitted with a three piece suite in white comprising of WC with push button, flush wall hung wash hand basin with mixer tap and oval mirror above and panelled bath with glass shower screen, over bath shower with flexi track spray, fixed rain head shower with side mounted mixer tap. Inset lights to ceiling, extractor fan to wall, uPVC double glazed window with blind and chrome ladder style towel radiator. Grey wood grain effect LVT flooring and marble feature tiles to the splash backs around the bath, shower and sink.

EXTERIOR

To the front of the property is a brick set driveway with the front garden area having borders stocked with a variety of shrubs and bushes. To the rear is a lovely, enclosed garden area that is fenced with gated access leading to the side of the property. There is initially a patio area by the French doors from the kitchen, with flagged path leading to a further patio area towards the top of the plot with a feature wooden raised planting area to the sides. Further borders to the side, stocked with shrubs and bushes along with an area of lawn and in all it offers an attractive garden space with sunny aspects complementing the lovely home.

