

FREEHOLD



# 3 PENNINGTON CLOSE, BARROW-IN-FURNESS, LA13 9UJ

## £299,000

### FEATURES

Modern Detached Family Home

Recent New Build With One Owner From New

Gas CH System & uPVC DG

Accommodation To Three Floors

Lounge & Kitchen/Dining Room

Vestibule & Cloaks/WC

Four Bedrooms

En-Suite Master Bedroom

House Bathroom

Off-Road Parking & Low Maintenance Garden



 2  1  4  Off Road Parking

JH  
Homes

A fantastic opportunity to acquire this spacious four-bedroom, three-storey detached family home, ideally situated within the highly sought-after Abbotsmead area. The property has been well maintained by the current owners and occupies a favourable plot with attractive, low-maintenance gardens to the rear and a driveway providing off-road parking. The accommodation benefits from uPVC double glazing and a gas-fired central heating system throughout. Internally, the property briefly comprises of an entrance vestibule, spacious lounge, modern dining kitchen, and a cloakroom/WC to the ground floor. To the first floor there are three well-proportioned double bedrooms and a family bathroom, while the second floor hosts the impressive master bedroom complete with its own en-suite facilities. The property is conveniently located within walking distance of local amenities including a Co-op, One Stop shop, local schools, Tesco Metro, and Roose train station. Excellent transport links and regular bus routes also provide easy access to Barrow town centre. This represents a rare opportunity, particularly suited to families seeking a spacious and well-located home. Early internal inspection is strongly recommended to fully appreciate all that this property has to offer.

Accessed through a PVC door into:

#### **ENTRANCE VESTIBULE**

Entrance door, access to lounge and Cloaks/WC, plus stairs to first floor.

#### **WC**

UPVC frosted and glazed window to the front, two-piece suite comprising of WC and wash hand basin, extractor fan and radiator.

#### **LOUNGE**

*14' 4" x 12' 0" (4.37m x 3.66m)*

Modern contemporary decoration with LED lighting, uPVC double glazed window to the front, understairs cupboard and radiator.

Door to:

#### **DINING/KITCHEN**

*9' 6" x 15' 3" (2.9m x 4.65m)*

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Electric hob, electric double oven, microwave and dishwasher. Space for a dining table, radiator and wall mounted combination boiler for the heating and hot water systems. UPVC double glazed windows to the rear and PVC French style double glazed double doors to the rear garden.

#### **FIRST FLOOR LANDING**

UPVC double glazed window to the side, access to all bedrooms and bathroom plus further door and stairs to the second floor.

#### **BEDROOM**

*7' 0" x 8' 9" (2.13m x 2.67m)*

Mirror fronted wardrobes, uPVC double glazed window to front and radiator.

#### **BEDROOM**

*8' 3" x 8' 10" (2.51m x 2.69m)*

Radiator, mirror fronted wardrobes and uPVC double glazed window to rear.

#### **BEDROOM**

*7' 1" x 6' 3" (2.16m x 1.91m)*

UPVC double glazed window to rear and radiator.

#### **BATHROOM**

Three-piece suite comprising of WC, wash hand basin and bath with shower above. Tiling to walls, heated towel rail and uPVC double glazed window to side.

## SECOND FLOOR LANDING

Stairs and access to:

### MASTER BEDROOM

13' 0" x 10' 6" (3.96m x 3.2m)

Two wardrobes, uPVC double glazed dual aspect windows and radiator. Door to:

### EN-SUITE

Three-piece suit comprising of WC, wash hand basin and shower cubicle. Complete with tiling and heated towel rail.

### EXTERIOR

Parking to the side of the property and low maintenance gardens to the rear, enclosed for privacy considerations and laid mostly to lawn.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

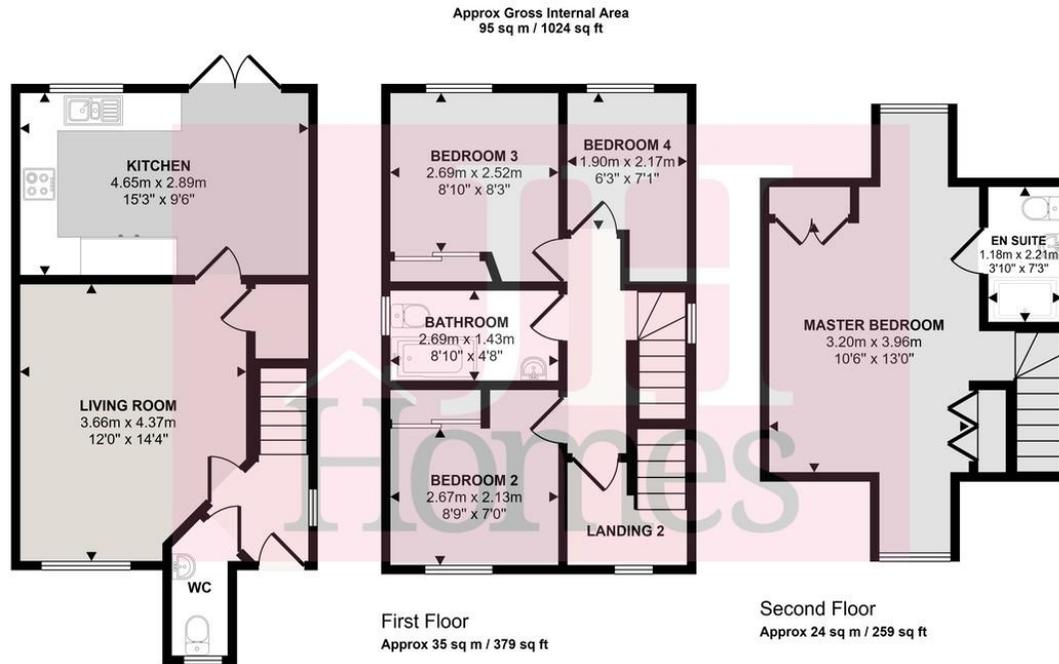
SERVICES: Mains drainage, gas, electric, water are all connected

**DIRECTIONS:**

Entering Barrow from Dalton and Mill Brow roundabout, continue along Abbey Road with Furness General Hospital on your right. Turn left into Rating Lane and left at the roundabout onto Flass Lane. Bear right at the fork in the road into Friars Lane and before the junction of Roose Road, Pennington Close is on your right-hand side.

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

<https://w3w.co/bother.caged.swan>



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

