



## 38 Sir John Barrow Way

Ulverston, LA12 9SZ

Offers In The Region Of £295,000



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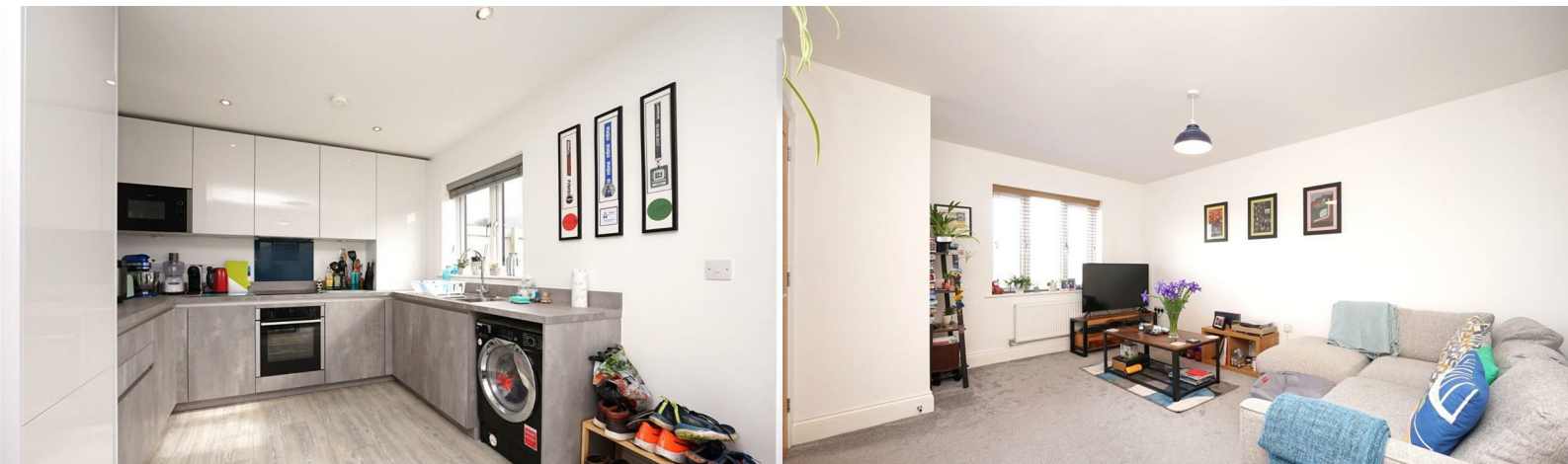
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# 38 Sir John Barrow Way

Ulverston, LA12 9SZ

## Offers In The Region Of £295,000



*Discover your new home in this inviting 3-bedroom semi-detached residence located on a recently established estate, just moments away from amenities. Enjoy the convenience of off-road parking, ensuring hassle-free parking for you and your visitors. Step outside into the delightful sunny aspect rear garden, a perfect spot for outdoor activities, gardening, or simply basking in the sunshine. Situated in a convenient location close to amenities such as shops, schools, and transportation, making it easy to access everything you need for daily life. Don't miss out on the opportunity to make this wonderful property your new home. Schedule a viewing today and start envisioning the endless possibilities for comfortable and convenient living!*

As you arrive, you'll appreciate the convenience of the driveway parking, providing space for your vehicles right at the front of the house. Step through the front door into the welcoming entrance hall, offering access to the staircase leading to the first floor and the spacious lounge. The lounge is generously sized, providing ample space for relaxation and entertaining. From here, you can access the inner hall, WC, and kitchen diner. Conveniently located off the inner hall, the ground floor WC offers practicality for guests and daily use. The kitchen diner is the heart of the home, boasting integrated appliances such as a fridge freezer, dishwasher, oven and hob. French doors lead out to the rear garden, seamlessly blending indoor and outdoor living.

Ascend the staircase to the first floor, where you'll find three good-sized bedrooms. The master bedroom boasts an en suite shower room and a built-in wardrobe, providing comfort and convenience. Additionally, there is a separate family three-piece bathroom, offering convenience for the whole household.

Step outside into the rear garden, a tranquil outdoor space where you can unwind, dine al fresco, or simply enjoy the fresh air and sunshine.

### Entrance Hall

5'9" x 4'2" (1.758 x 1.287)

### Lounge

14'7" x 13'1" (4.454 x 4.002)

### Kitchen Diner

14'6" x 16'5" (4.425 x 5.017)

### Landing

10'6" x 4'6" (3.204 x 1.394)

### WC

5'7" x 4'1" (1.703 x 1.265)

### Bedroom One

14'1" x 9'6" (4.311 x 2.902)

### En Suite

5'11" x 5'7" (1.817 x 1.717)

### Bedroom Two

9'11" x 9'2" (3.041 x 2.795)

### Bedroom Three

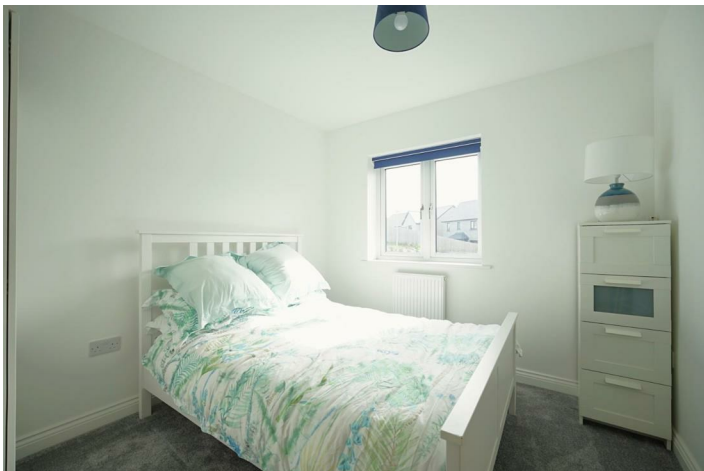
10'0" x 6'10" (3.058 x 2.092)

### Bathroom

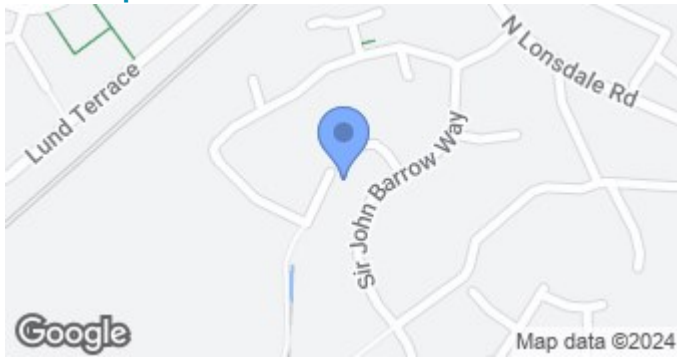
7'4" x 5'5" (2.249 x 1.671)



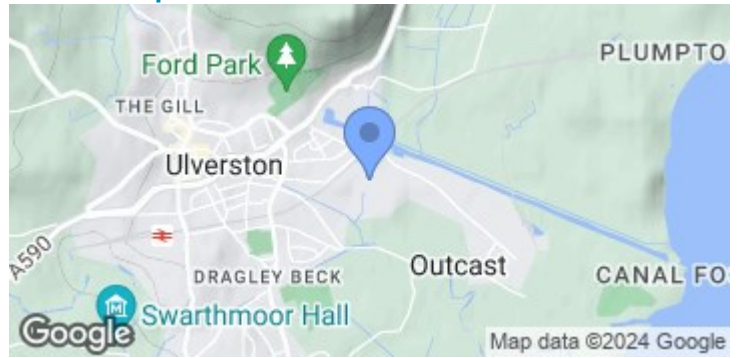
- Modern Family Home
- Garden to the Rear
- Ground Floor WC
- Close to Amenities
- Council Tax Band - C
- Off Road Parking
- En Suite to the Master Bedroom
- Neutral Modern Décor Throughout
- Pleasant Views Towards The Road



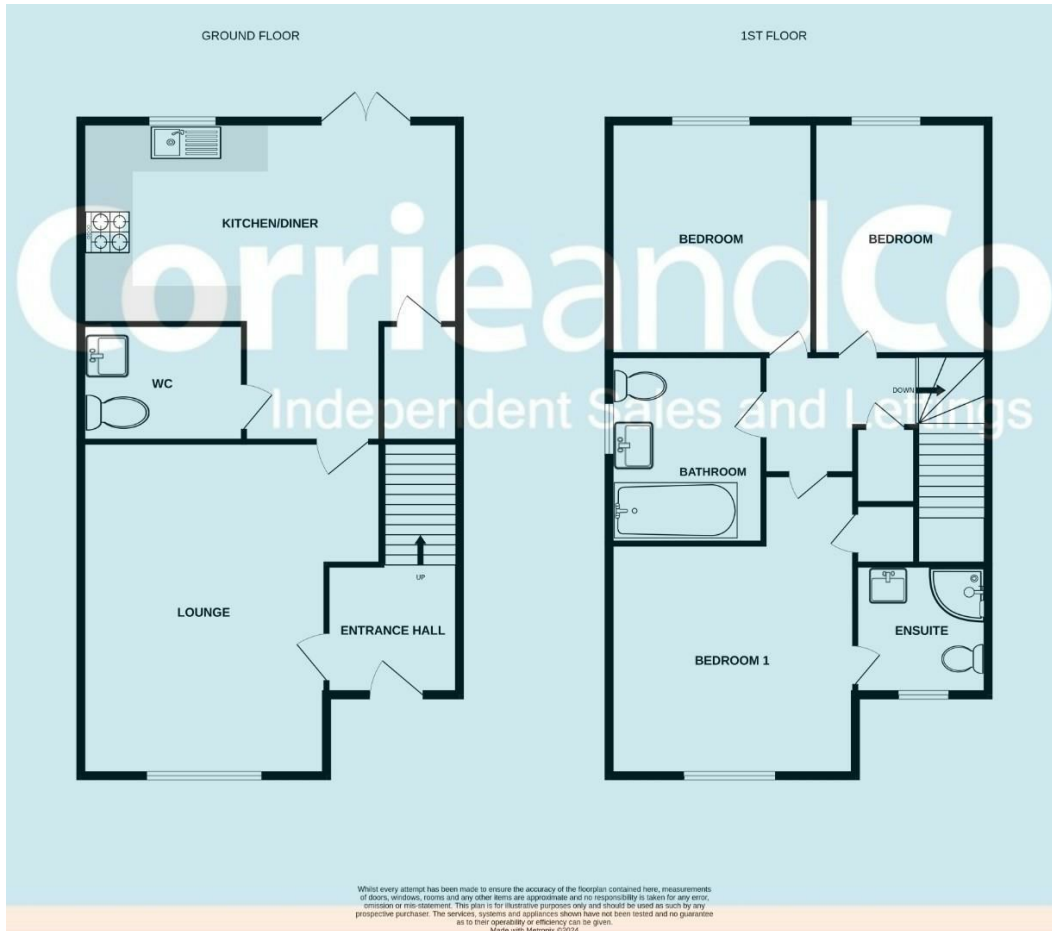
## Road Map



## Terrain Map



## Floor Plan



Corrie and Co aim to sell your property, at the best possible price, in the shortest possible time. We have developed a clear marketing strategy, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

