



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

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. Take your first left into Sir John Barrow Way, following the road where the property can be found at the end of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://w3w.co/tiredness.camcorder.corded>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

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.



£395,000



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PARKING

**71 Sir John Barrow Way,
Ulverston, LA12 9SZ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent two bedroom detached bungalow situated at the end of a quiet cul-de-sac with views. Built and completed in circa 2021 with the remainder of the NHBC guarantee available this modern property is well placed on a popular and sought-after location. Well presented and decorated to a good standard with solid wood flooring throughout and early inspection is highly recommended. Comprising of entrance hallway, lounge/diner, kitchen with integral appliances, two bedrooms and luxury bathroom. Complete with gas central heating system, uPVC double glazing, driveway with electric car charging point and attractive, excellent sized garden to the rear with patio.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Doors to all rooms.

LOUNGE/DINER

16' 7" x 13' 0" (5.06m x 3.98m)

UPVC double glazed window to rear, storage cupboard, radiator and spot lights to ceiling. UPVC French style double glazed double doors to the garden.

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 1" (3.59m x 2.78m)

Fitted with a good range of base, wall and drawer units with marble effect worktop over incorporating sink and drainer with flexispray mixer tap. Integrated four ring induction hob with electric oven under and cooker hood over, integrated fridge/freezer and microwave. Wall mounted combination boiler for the hot water and heating system. Spot lights to ceiling, radiator and uPVC double glazed window to front.

BEDROOM

14' 9" x 8' 11" (4.50m x 2.74m)

Double room with uPVC double glazed window to the rear, spot lights to ceiling and radiator.



BEDROOM

11' 0" x 8' 11" (3.37m x 2.74m)

Further double room with radiator, spot lights to ceiling and uPVC double glazed window to front.

BATHROOM

Fitted with a modern four piece suite in white comprising of low level, dual flush WC, wash hand basin set to vanity unit with mixer tap and drawers, walk in shower cubicle and panelled bath with central mixer tap. Tiled to wets area's, ladder style radiator, spot lights to ceiling and uPVC double glazed window to side.



EXTERIOR

Double driveway with side aspect access to rear, electric car charger point and access to front door. The rear is mostly flagged/low maintenance and is enclosed for privacy considerations with glimpses of Hoad Monument and open field to the side.

