

20 EGREMONT GARDENS, BARROW-IN-FURNESS, LA14 4PD

£185,000

FEATURES

- Semi-Detached Bungalow In Quiet Cul-De-Sac
- Highly Popular Hawcoat Location
- Realistic Asking Price
- Gas CH System & UPVC DG
- Entrance Porch & Vestibule
- Lounge & Fitted Kitchen
- Two Double Bedrooms & Shower Room
- Low Maintenance Gardens
- Driveway & No-Chain Involved
- Early Inspection Advised

1 | 1 | 2 | Off Road Parking





Traditional two bedroom semi-detached bungalow, situated within a popular and quiet cul-de-sac location in Hawcoat. The property benefits from an additional side porch, providing useful extra space, together with uPVC double glazing, gas-fired central heating system and driveway. Comprising of entrance porch, inner vestibule, comfortable lounge with focal point electric fire, fitted kitchen, two double bedrooms and shower room. Externally, the property enjoys enclosed, low-maintenance gardens to both the front and rear, offering a good degree of privacy and making them easy to maintain. Offered for sale with vacant possession and no upper chain, this is a comfortable bungalow in a popular residential location. Early viewing is strongly recommended.

Accessed through a PVC door with glazed inserts into:

ENTRANCE PORCH

UPVC double glazing and door to:

VESTIBULE

Storage cupboard housing combination boiler for the hot water and heating system, door to kitchen and door to:

LOUNGE

10' 8" x 16' 2" (3.27m x 4.95m)

Focal point fireplace with attractive surround housing electric fire, uPVC double glazed front-facing window, radiator and door to rear vestibule.

KITCHEN

5' 6" x 6' 5" (1.69m x 1.96m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven and hob with cooker hood over, space and plumbing for washing machine and space for fridge/freezer. UPVC double glazed windows to side and door to:

PORCH

4' 3" x 9' 0" (1.32m x 2.76m)

UPVC double glazed windows and external door.

MID VESTIBULE

Storage cupboard and access to two bedrooms and shower room.

BEDROOM

10' 9" x 10' 11" (3.28m x 3.33m)

Double room with radiator and uPVC double glazed window to rear.

BEDROOM

8' 9" x 7' 8" (2.67m x 2.36m)

UPVC double glazed window to rear and radiator.

SHOWER ROOM

Three-piece suite comprising of WC, shower cubicle and wash hand basin. Tiling to walls and uPVC double glazed window to side.

EXTERIOR

Benefits from gardens to both the front and rear. The front garden features a lawned area with established shrubbery and borders, together with driveway. To the rear, is an enclosed, low-maintenance garden, predominantly gravelled with paved pathways, established planting and a useful timber summerhouse. There is also a paved side access providing a practical route around the property.



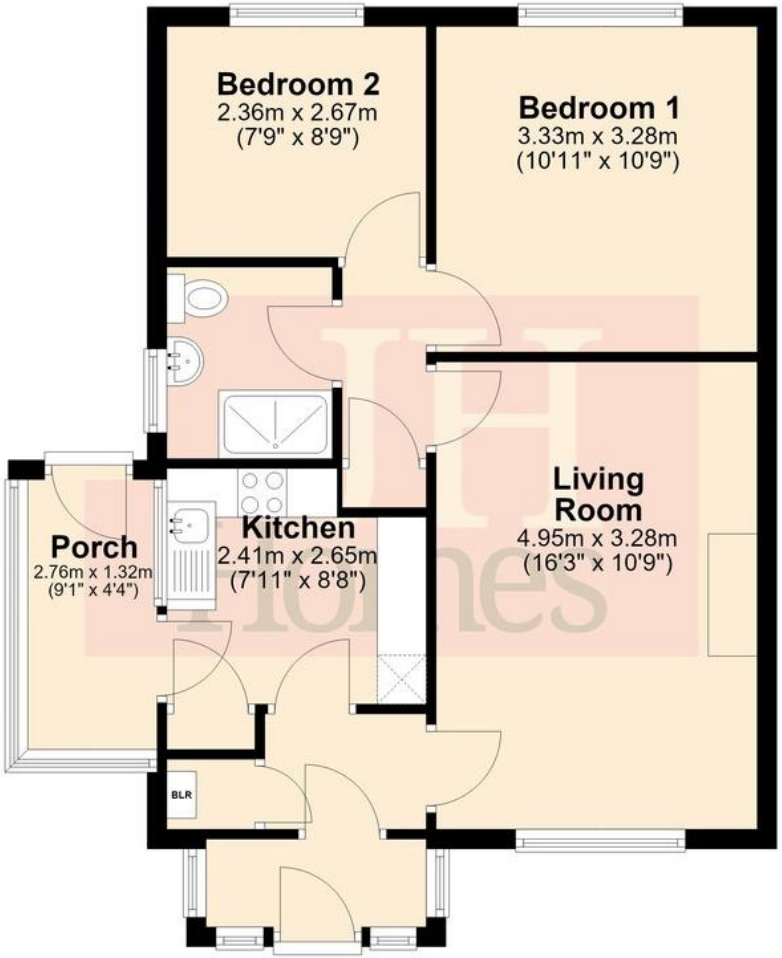






Floor Plan

Approx. 56.7 sq. metres (610.6 sq. feet)



Total area: approx. 56.7 sq. metres (610.6 sq. feet)

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01229 445004

contact@jhhomes.net

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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

On entering Barrow from Mill Brow roundabout, take your second right into Dalton Lane and with Furness General Hospital approaching on your left, turn right into Glenridding Drive. Take your second left into Egremont Gardens, where the property can be found on your right-hand side. The property can be found by using the following ''What Three Words''https://w3w.co/half.moon.noble

EPC TO FOLLOW

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.