

FREEHOLD



# 19 LITCHMEAD GROVE, BARROW-IN-FURNESS, LA13 9JH

## £220,000

### FEATURES

- Two Bedroom Semi-Detached Bungalow
- Backing Onto The Rugby Ground
- Situated Within A Cul-De-Sac Location
- Entrance Hall, Sitting Room, Dining Room & Kitchen
- Nicely Proportioned Conservatory To The Rear
- Shower Room
- Gas CH System & UPVC Double Glazing
- Free Flowing Accommodation
- Offered With No Upper Chain
- Priced To Sell To Reflect Scope To Personalise



-  1
-  1
-  2
-  On Road Parking/Potential For Driveway



Situated in a popular residential area within a quiet cul-de-sac, this two-bedroom semi-detached bungalow enjoys a particularly attractive position backing onto the rugby field, offering an open aspect and a sense of privacy. The property is offered for sale with no upper chain, and comprises of an entrance hall, comfortable sitting room and dining room with open arch through to the kitchen, creating a sociable layout. From the kitchen, there is access to a conservatory, providing additional living space and a pleasant outlook onto the low maintenance garden. There are two bedrooms and a shower room, making the property ideal for a range of buyers. Externally, the bungalow benefits from an area that has potential for a driveway, and whilst the bungalow requires updating to reflect today's standards, it allows a new owner to modernize to their own taste.

Accessed via a PVC part glazed door complimented by stained glass panels into:

#### **HALLWAY**

Provides access to the principal rooms of the property including the sitting room, dining room, two bedrooms and shower room.

#### **SITTING ROOM**

Cosy and welcoming room positioned to the front of the property, featuring a lovely bay window with fitted vertical blinds, allowing for natural light whilst maintaining privacy. The room is presented in neutral tones, creating a warm and versatile living space ready to suit a range of styles. A central fireplace with decorative surround adds character, providing a focal point to the room.

#### **DINING ROOM**

Offering a warm and inviting space, ideal for both everyday living and entertaining, this room features a window to the side fitted with vertical blinds and a radiator beneath. A feature arch through to the kitchen creates a natural flow between the spaces and enhances the sociable layout, ample room for a dining table and chairs, and is complimented by the flooring and neutral decor. Open to:

#### **KITCHEN**

Fitted with a range of base, wall and drawer units, with worktop over incorporating stainless steel sink unit positioned beneath the window with drainer, mixer tap and splash back tiling. Oven set within a housing unit, recess space and plumbing for a washing machine and dishwasher, plus blue decor, creating a bright and welcoming

feel complimented by a further window to the side. The layout is practical and offers ample storage space, with access through to:

#### **CONSERVATORY**

Provides additional living space ideal for relaxing or enjoying the view out to the garden. The room has abundance of natural light and offers a versatile area, with French doors to the side providing direct access to the outside, creating a seamless connection between indoor and outdoor living.

#### **BEDROOM**

Front facing bedroom featuring a uPVC double glazed bay window fitted with vertical blinds, allowing for natural light while maintaining privacy. The room provides a radiator, mirror fronted wardrobes, plus overhead light and power points.



## BEDROOM

The second bedroom is positioned to the rear of the bungalow, and has mirrored wardrobes offering useful space, along with a radiator located beneath the window with fitted blind.

## SHOWER ROOM

Fitted with a three piece suite comprising of a curved shower cubicle, wash hand basin within a vanity unit providing useful storage, and a WC. The space is fully tiled to both the floor and walls for ease of maintenance and benefits from an opaque rear facing window.

## EXTERIOR

The low maintenance rear garden is accessed from the conservatory and enjoys a pleasant aspect backing onto the rugby fields. The space is paved for ease of upkeep, with a mix of patio flags and decorative borders. There are also useful storage sheds and whilst currently functional, the garden offers potential for improvements and personalisation to create an inviting outdoor seating area.



## FLOORPLAN TO FOLLOW

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

### DIRECTIONS:

Entering Barrow from Dalton, continue along Abbey Road with Furness General Hospital on your right. Before The Strawberry traffic lights, turn left into Valley Drive and take your first left into Litchmead Grove Cul-De-Sac.

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

<https://w3w.co/shiny.extend.risk>, identified by a JH Homes board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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.

