

FREEHOLD



10 MENDIP GARDENS, BARROW-IN-FURNESS, LA14 5BU

£140,000

FEATURES

- | | |
|---|---|
| Well Presented Family Home | Stunning Fitted Kitchen |
| Early Internal Inspection
Strongly Advised | Three Double Bedrooms |
| Gas CH System & UPVC DG | Luxury Shower Room |
| Hallway & Cloaks/WC | Enclosed Low
Maintenance Garden To
Rear |
| Fantastic Lounge/Dining
Room | Suitable For A Variety Of
Buyers |



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Off Road
Parking



Well proportioned mid-terrace property offering excellent family accommodation, complemented by an enclosed, patio-style rear garden and useful storage shed. Internally, the property features a downstairs WC, modern fitted kitchen and a spacious lounge/dining room to the ground floor with double doors opening directly from the lounge/diner onto the rear garden. To the first floor are three double bedrooms and contemporary family shower room. Complete with a gas central heating system, double glazing throughout and enclosed rear garden providing a low-maintenance outdoor space, ideal for relaxing or entertaining, together with useful additional storage. Ideally positioned close to a wide range of local amenities, the property is within easy walking distance of shops, a Co-op store, regular bus routes to Barrow Town Centre and Furness General Hospital, public houses, takeaways, Barrow Town Station and Barrow Park. Early internal viewing is highly recommended to fully appreciate the generous accommodation, convenient location and overall appeal of this excellent family home.

Entered through PVC door with glazed inserts into:

ENTRANCE HALLWAY

Stairs to first floor with under stairs storage and further cupboard. Radiator, sliding door to cloaks/WC, door to lounge/dining room and open doorway to kitchen.

CLOAKS/WC

Modern two-piece suite comprising of low level, WC and vanity unit housing wash hand basin with mixer tap and storage under. UPVC double glazed window to front and tiled to wet areas.

LOUNGE/DINING ROOM

10' 0" x 21' 8" (3.05m x 6.6m)
Wood effect laminate flooring, radiator and uPVC double glazed window to rear.

PVC French style double glazed double doors to rear garden and door to:

KITCHEN

11' 7" x 7' 7" (3.53m x 2.31m)
Modern fitted kitchen with an attractive range of sage-green base, wall and drawer units with wood-effect work surface over incorporating stainless steel sink and drainer with mixer tap and matching upstand. Integrated electric oven and five-burner gas hob with glazed splashback and extractor hood, space and plumbing for washing machine and tumble dryer. UPVC double-glazed window to front with views towards the surrounding residential area and wood-effect flooring.

FIRST FLOOR LANDING

Storage cupboard housing combination boiler for the hot water and heating system and doors to all upper rooms.

BEDROOM

14' 3" x 10' 9" (4.34m x 3.28m)
Double room with radiator and uPVC double glazed window to rear.

BEDROOM

10' 0" x 11' 7" (3.05m x 3.53m)
Further double room with uPVC double glazed window to rear and radiator.



BEDROOM

7' 5" x 10' 9" (2.26m x 3.28m)

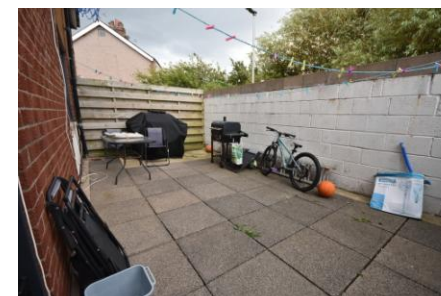
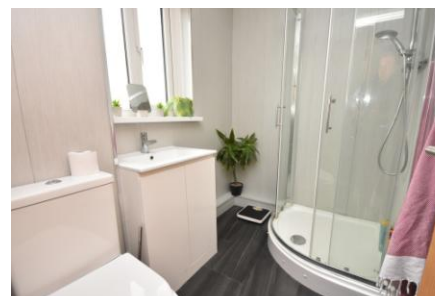
Good sized single room with radiator and uPVC double glazed window to front.

SHOWER ROOM

Three-piece suite in white comprising of low level, dual flush WC, vanity unit housing wash hand basin with mixer tap and cupboards under and corner shower cubicle. Modern panelling to walls and opaque uPVC double glazed window to front.

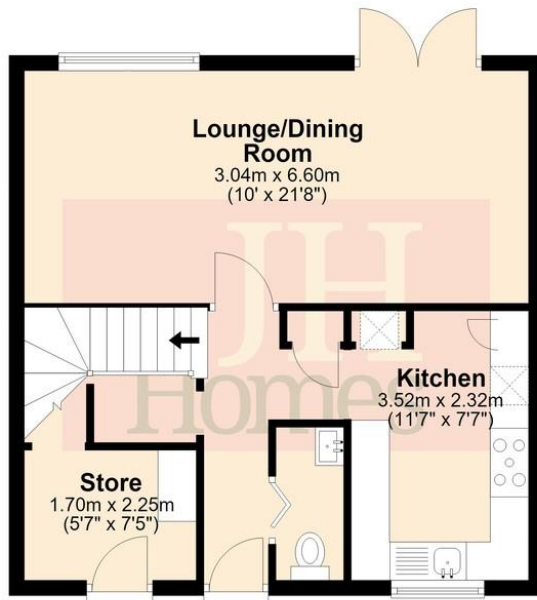
EXTERIOR

Yard to rear with access to the rear service lane.



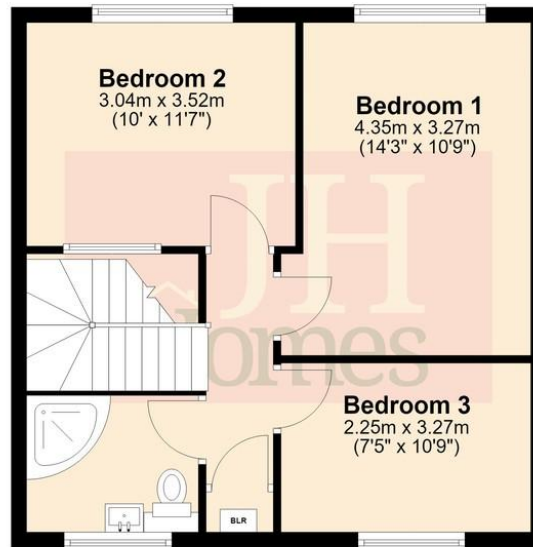
Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 88.1 sq. metres (948.7 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains services include gas, electric, water and drainage.

DIRECTIONS:

On entering Barrow along Abbey Road from Mill Brow roundabout pass through The Strawberry traffic lights and a pelican crossing and two further traffic lights. Turn right into West View Road and at the end of the road follow the round into Dorset Street. Take your first left into Mendip Gardens and follow the road until you find the property on your right-hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/pipes.drips.wires>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 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.

