

FREEHOLD



21 MINSTER LANE, BARROW-IN-FURNESS, LA13 9NY

£235,000

FEATURES

- Superior Detached Bungalow
- Ample Sized Plot With Parking & Fine Gardens
- Gas CH System & uPVC DG
- Hallway, Lounge & Dining Room
- Modern Kitchen & uPVC Conservatory
- Two Bedrooms - Bedroom One With Fitted Furniture
- Luxury Shower Room
- Close To Tesco Metro & Roose Train Station
- Early Inspection Advised
- No-Chain Involved



Garage,
Off Road
Parking



Occupying a generous and well-maintained plot, this charming, detached bungalow enjoys attractive level gardens to both the front and rear, together with a gated driveway leading to a detached garage, providing ample parking and excellent convenience. Beautifully presented throughout, the accommodation offers a welcoming and thoughtfully designed layout. The bright dual-aspect lounge is flooded with natural light and flows effortlessly through an attractive archway into the dining area, creating a wonderful space for both everyday living and entertaining. From here, a sliding door leads into the kitchen, ensuring a practical and sociable arrangement. The two well-proportioned bedrooms are accessed via the entrance hall, which benefits from built-in storage and loft access, along with a door leading to the modern shower room. To the rear, a delightful conservatory extension provides an additional reception space, perfect for relaxing with a morning coffee or unwinding while enjoying pleasant views across the garden. Further enhancing the appeal of this lovely home are a gas-fired central heating system, double glazing throughout, and the added advantage of being offered for sale with no upper chain, allowing for a smoother and potentially quicker move. Ideally situated, the property enjoys excellent access to a wide range of local amenities. Convenient shopping facilities can be found nearby, including Tesco Metro and Aldi, while a selection of popular public houses and social venues such as The Ship, Crofters, The Red River and Roose Cons are all within easy reach. Excellent transport connections include regular bus services into Barrow town centre and convenient access to Roose railway station. Combining comfortable living accommodation, attractive outdoor space and a highly convenient location, this delightful bungalow represents an excellent opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Entrance door, storage cupboards and radiator, plus access to two bedrooms and the bathroom.

Door to:

LOUNGE

16' 7" x 12' 3" (5.05m x 3.73m)

Two uPVC double glazed windows, two radiators and feature archway to:

DINING ROOM

9' 1" x 6' 6" (2.77m x 1.98m)

Radiator and uPVC double glazed windows to the rear garden. Sliding door to:

KITCHEN

9' 2" x 7' 7" (2.79m x 2.31m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. UPVC double glazed window to the conservatory, recess tiling, electric oven, electric hob, extractor hood and plumbing for a washing machine. Door to:

CONSERVATORY

7' 7" x 8' 11" (2.31m x 2.72m)

Radiator and uPVC double glazed windows, plus French style double doors to the rear garden.

BEDROOM

12' 8" x 10' 11" (3.86m x 3.33m)

Fitted furniture included, uPVC double glazed window to the rear, storage cupboard and radiator.

BEDROOM

9' 11" x 7' 10" (3.02m x 2.39m)

Radiator and uPVC double glazed window to the front.

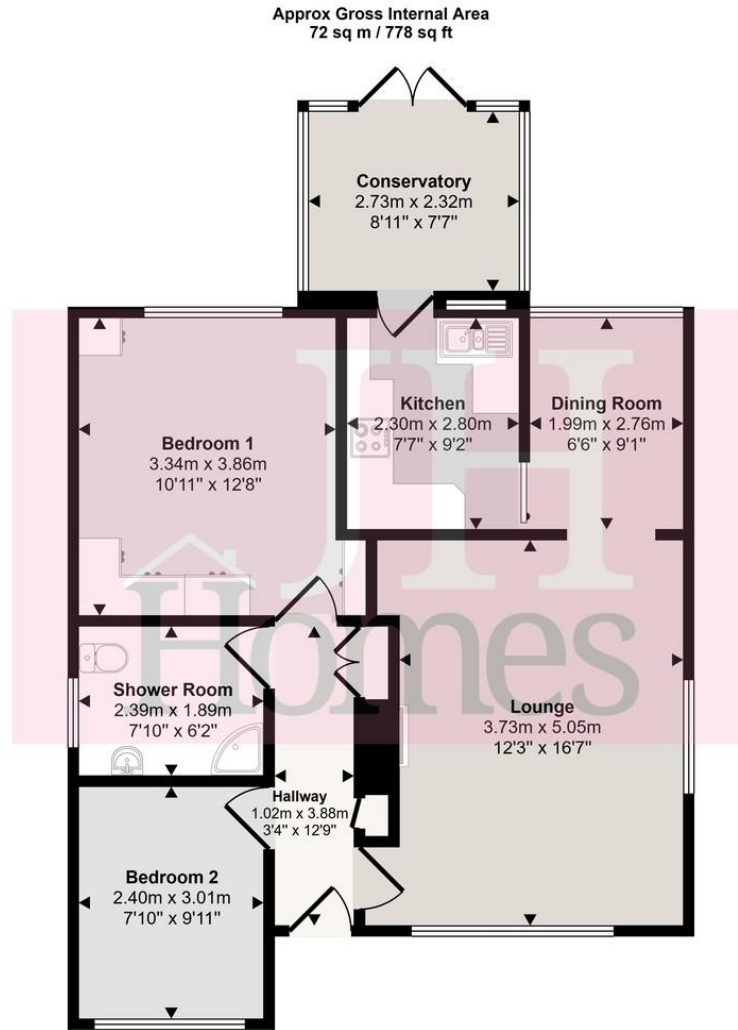
SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand vanity basin and shower cubicle with electric shower. Heated towel rail, tiling to walls and uPVC double glazed window to the side.

EXTERIOR

The property boasts beautifully landscaped gardens to both the front and rear, featuring well-maintained lawned areas and attractive patio seating spaces, ideal for outdoor dining and relaxation. Thoughtfully enclosed, the gardens enjoy an excellent degree of privacy and provide a peaceful setting to enjoy throughout the seasons. A gated driveway offers ample off-road parking for multiple vehicles and leads conveniently to the detached garage.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Call us on

01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

On entering Barrow via Abbey Road from Mill Brow roundabout, and with Furness General Hospital on your right, take your second left into Rating Lane and at the following roundabout turn left into Flass Lane. Follow the road round and take your first right into Minster Lane.

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

<https://w3w.co/fever.orange.festivity>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 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.