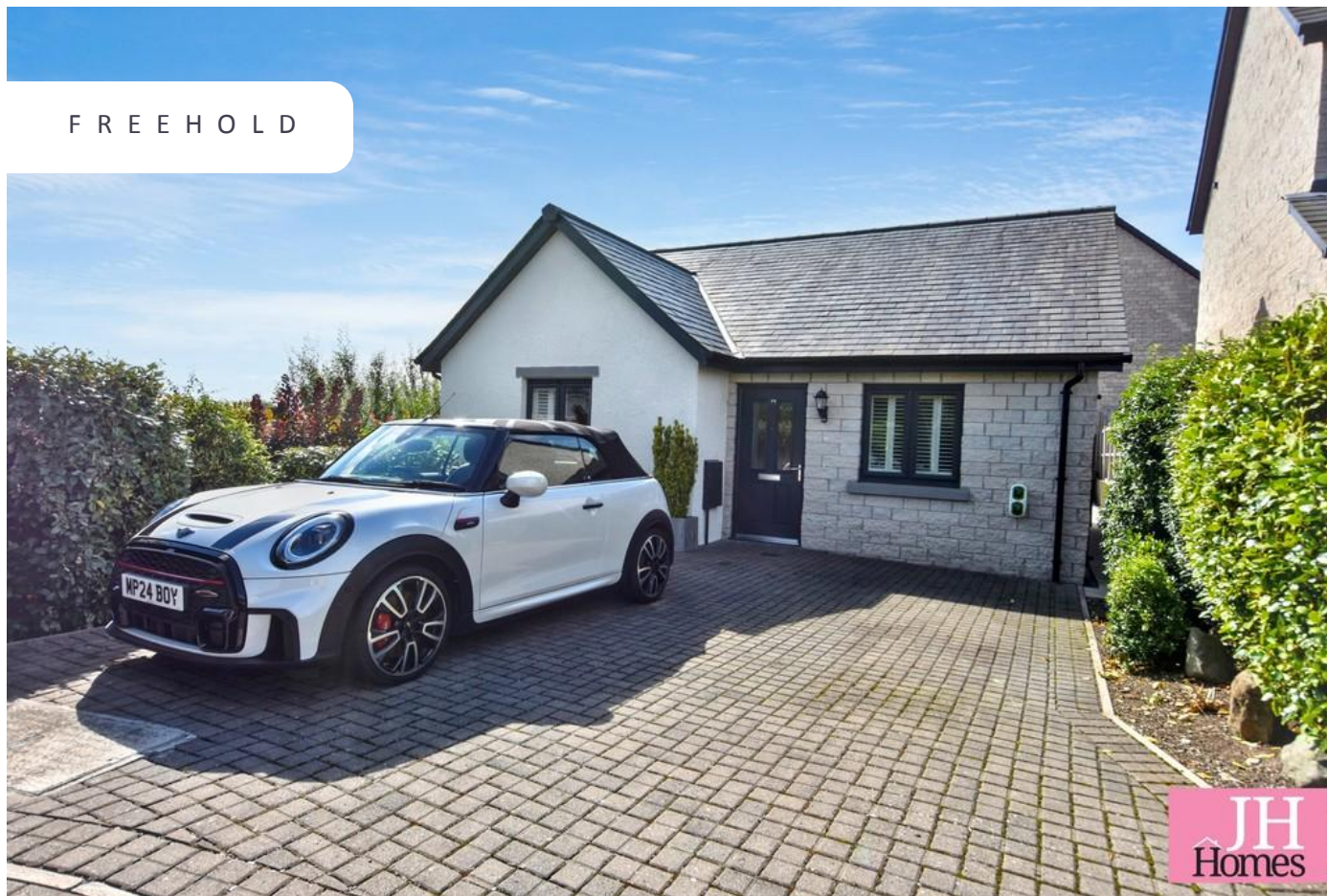


FREEHOLD



# 71 SIR JOHN BARROW WAY, ULVERSTON, LA12 9SZ

## £370,000

### FEATURES

- |                                   |                                         |
|-----------------------------------|-----------------------------------------|
| Immaculate Detached Bungalow      | Hallway & Lounge/Dining Room            |
| Highly Sought After Estate        | Breakfast Kitchen & Four Piece Bathroom |
| Cul De Sac Location               | Two Double Bedrooms                     |
| Early Inspection Strongly Advised | Double Parking With Charger Point       |
| GCH System & UPVC DG              | Superb Rear Garden                      |



Off Road  
Parking



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 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 a 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

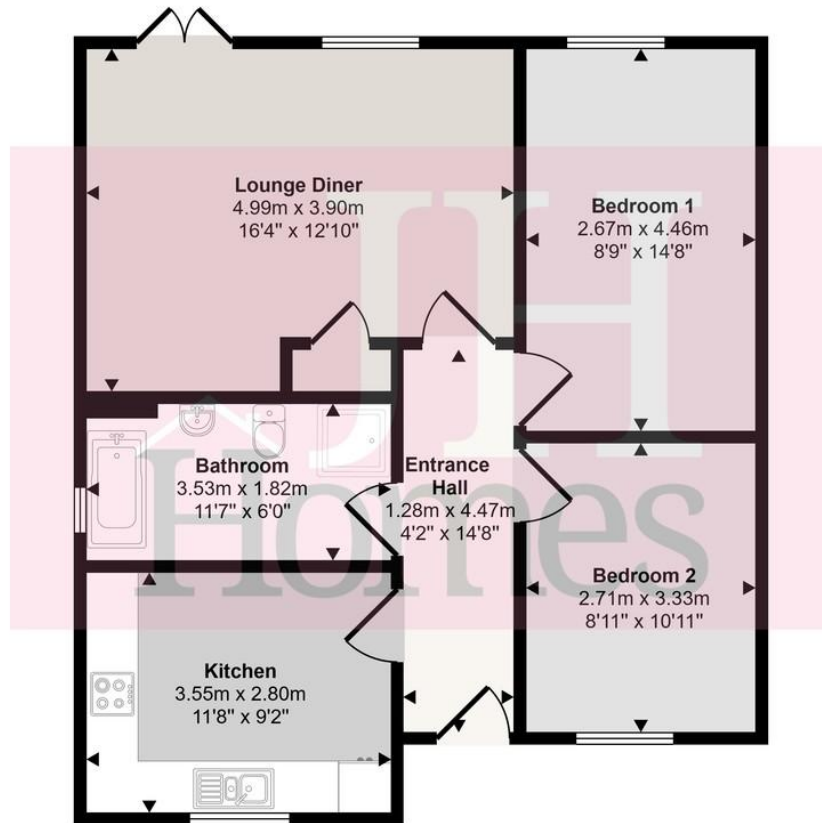
Modern four piece suite in white comprising of low level, dual flush WC, wash hand basin set to vanity unit with mixer tap and drawers, walk in shower cubicle and panelled bath with central mixer tap. Tiled to wet area's, ladder style radiator, spot lights to ceiling and uPVC double glazed window to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

## EXTERIOR

Double driveway with side 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.



Approx Gross Internal Area  
65 sq m / 703 sq ft



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.

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.

#### 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>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | 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.

