

FREEHOLD



20 SIR JOHN BARROW WAY,
ULVERSTON,
LA12 9SZ

£143,000

FEATURES

Modern Mews In Cul-De Sac	Three Bedrooms & Luxury Shower Room
Highly Popular Estate	
Ideal FTB Or Young Family	Allocated Parking & Enclosed Rear Garden
Cloaks/WC & Lounge	Early Inspection Advised
Modern Kitchen With Integral Appliances	Low Cost Affordable Property
GCH System & UPVCDG	



 1  1  3  Allocated Parking



A fantastic opportunity to purchase a modern mews property at 65% of its market value. The property is ideal for young families or first-time buyers. Internally the property comprises of a lounge, recently installed kitchen/diner, w/c, three bedrooms and replacement shower room. There is excellent contemporary living, a generously sized rear garden which is well fenced and is low maintenance, perfect for outdoor dining or relaxation, and benefits from double off-road parking, gas central heating system, uPVC double glazing, with high extras, modifications and additional features throughout, this home provides a comfortable and sophisticated living environment. Popular estate with easy access to the A590, Ulverston town centre and train station. Early inspection is highly advised.

Accessed through a PVC door into:

HALLWAY

Entrance door, door to lounge and stairs to first floor. Door to:

CLOAKS/WC

UPVC double glazed window to front, radiator and modern two-piece suite comprising of WC and wash hand vanity basin.

LOUNGE

14' 5" x 12' 1" (4.39m x 3.68m)

Indented electric fire and space for a flat screen TV in chimney breast, alcove

panelling and understairs storage.

Contemporary décor and lighting, radiator and uPVC double glazed window to front.

Glass panelled double doors to:

KITCHEN/DINING ROOM

8' 8" x 15' 3" (2.64m x 4.65m)

Fitted with a range of base, wall and drawer units with worktop over incorporating sink with mixer tap and splash back tiling. Electric oven and hob, fridge, freezer, dishwasher, plumbing for washing machine, radiator and space for a dining table. UPVC double glazed window to rear and uPVC French style double glazed double doors to rear garden.

FIRST FLOOR LANDING

Access to all upper rooms and storage cupboard.

BEDROOM

11' 8" x 8' 5" (3.56m x 2.57m)

Radiator, uPVC double glazed window to front and in wardrobe/storage.

BEDROOM

8' 9" x 8' 10" (2.67m x 2.69m)

UPVC double glazed window to rear and radiator.

BEDROOM

8' 6" x 6' 7" (2.59m x 2.01m)

Radiator and uPVC double glazed window to front.

SHOWER ROOM

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

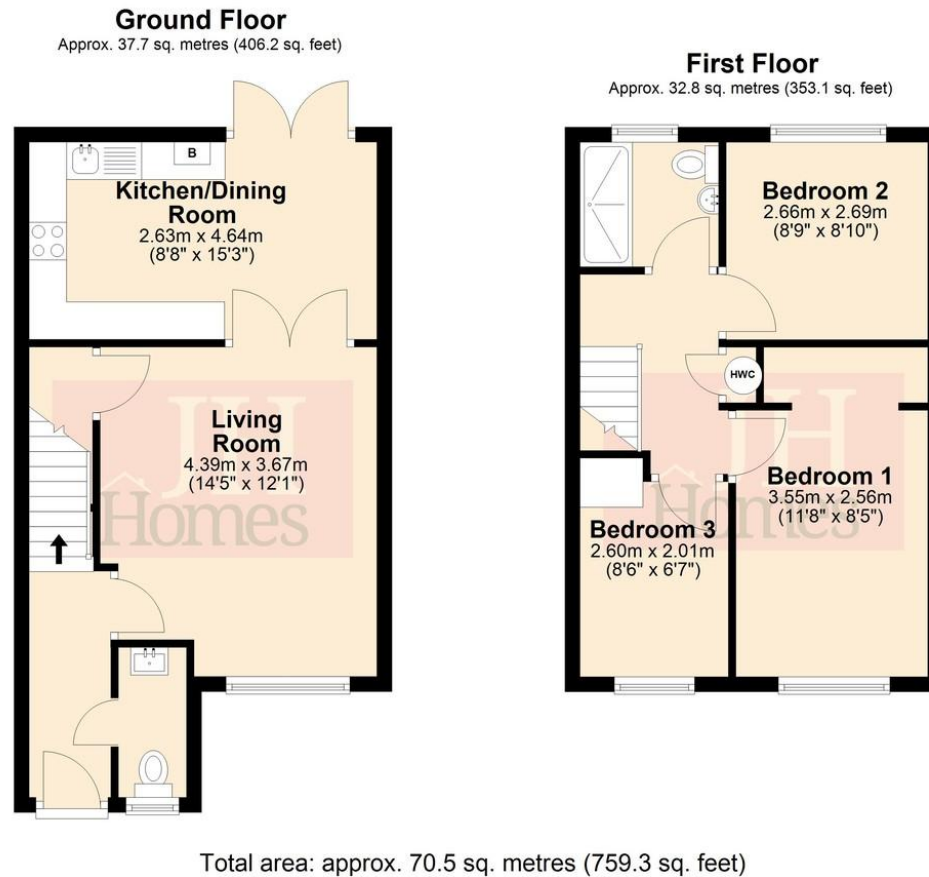
EXTERIOR

Allocated parking for one which extends the entrance door. Laid mostly to AstroTurf to the rear and well fenced for privacy considerations. There is also access to a shared pathway to the rear.



Call us on
01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

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. Proceed along Monument Way keeping to the left and follow the road round into a cul-de-sac, where the property can be found on your left hand side.

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

<https://w3w.co/pelt.volume.endlessly>

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

