



Ulverston

£210,000

5 Hawthorn Avenue, Ulverston, Cumbria, LA12 9JE

A super, chain free, Semi-Detached Family Home enjoying well proportioned rooms, low maintenance outdoor space and a friendly, residential location convenient for town!

Comprising Hall, Living Room, Dining Kitchen, 3 Bedrooms, Bathroom and WC. Covered Rear area with 2 Outside Stores, Garden and Parking for 2-3 cars. Viewing is highly recommended.

Quick Overview

Semi-Detached - 3 Bedrooms

1 Reception - 1 Bathroom

Quiet residential area

Easy access to town

Glimpses of Morecambe Bay!

Well proportioned rooms

Potential to improve

Parking and Garden

No upper chain

Superfast Broadband speed 56mbps available*



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1



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Superfast



Parking for 2/3 cars

Property Reference: G2971



Dining Kitchen



Lounge



Garden



External Front

Description 5 Hawthorn Terrace is a super, Semi-Detached Family Home in a good, residential, friendly area - the type of property that always appeals, especially to local families. The rooms are spacious with a good amount of natural light and there is central heating and double glazing throughout. Some buyers may wish to improve certain rooms here and there which is also appealing to many modern day buyers. Having been successfully let for many years the landlords now feel that now is the right time for them to sell.

The front door opens into the small 'Hall' with stairs straight ahead and doors left and right. Right is to the Living Room which is spacious and light with a dual aspect. Window to the front and patio doors with direct access to the Rear Garden. Wall mounted, electric glass fronted fire. The Dining Kitchen is also dual aspect with space for dining table and chairs. The Kitchen is furnished with a range of cream wall and base cabinets with contrasting work surface and inset sink unit. Built in oven and hob, space for under counter washing machine/dishwasher and fridge. The rear door leads to the useful covered area which has a secure door to the side 'ginnel' (shared with next door) and to the 2 outside stores. One is larger than the other with power and light and would make an excellent Utility Room/Home Office. The other is an ideal Garden Store.

Upstairs are 3 Bedrooms, there are 2 spacious doubles both with a glimpses in between houses towards Greenodd Estuary! Bedroom 3 is a single room with rear aspect. There is a Separate WC and bathroom with a 2 piece white suite comprising bath with shower over and pedestal wash hand basin. Storage cupboard housing the gas central heating boiler. The loft is fully boarded with light and provides excellent storage.

Outside there are Gardens to the front and rear. The rear enjoys a generous garden area which is quite the sun trap. The spacious paved patio is super for outdoor entertaining and the raised area can be what you wish! A great garden for children with a swing and climbing frame perhaps or super for the keen gardener to develop how they wish. The front Garden is paved and alongside the beautiful hydrangeas provides Parking for 2-3 cars, a real bonus.

Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market, Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants.

Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property as you enter Ulverston from the Lakes, take the second exit at Booths roundabout and then second left turn into Quebec Street, just past the traffic lights, follow the road passing Sir John Barrow Primary School, under the low bridge, passed the Co-op on the right and take the next right into Oakwood Drive, second right into Rowan Avenue and then 3rd right into Hawthorn Avenue. No. 5 can be found shortly on the left hand side.

What3words.

<https://what3words.com/occupations.dinner.steaming>

Accommodation (with approximate measurements)

Hall

Living Room 17' 3" x 11' 1" (5.26m x 3.38m)

Dining Kitchen 17' 3" x 13' 10" (5.26m x 4.22m Max)

Utility Room

Bedroom 1 12' 9" x 11' 3" (3.89m x 3.45m)

Bedroom 2 14' 6" x 8' 4" (4.42m x 2.56m)

Bedroom 3 8' 5" x 6' 10" (2.59m x 2.10m)

WC

Bathroom

Store 4' 0" x 2' 5" (1.24m x 0.76m)

Hobbies Room/Home Office 9' 11" x 4' 11" (3.04m x 1.52m)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 29.7.24 not verified

Council Tax: Band B. Westmorland and Furness Council

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £ - £ per calendar month. For further information and our terms and conditions please contact our Ulverston Office.



Bedroom 1



Bedroom 2



Bedroom 3



Outouse



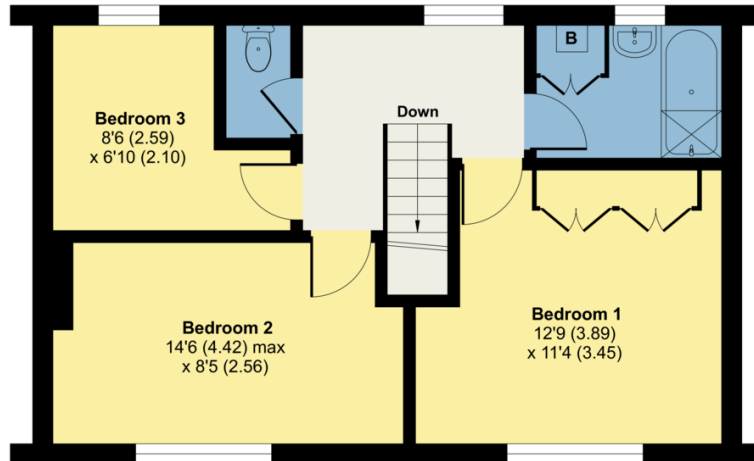
Hawthorn Avenue, Ulverston, LA12

Approximate Area = 916 sq ft / 85 sq m

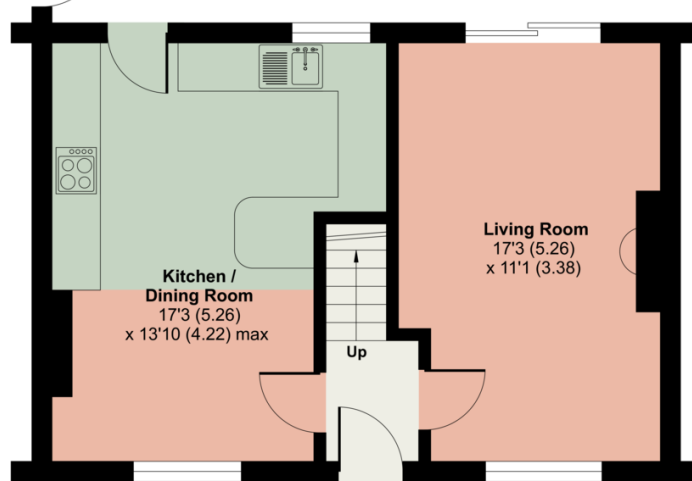
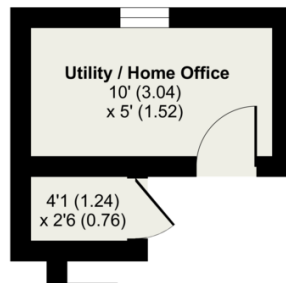
Outbuilding = 64 sq ft / 5.9 sq m

Total = 980 sq ft / 90.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1166429

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