

BATHROOM

11' 7" x 10' 8" (3.53m x 3.25m)

Superb individually designed bathroom with white suite having large Oval bath with freestanding taps and shower hose, glass shelf, W.C. vanity unit with wash basin and storage drawers, wall mounted illuminated mirror, outstanding focal point of the bathroom is the walk through shower with rainfall and traditional showerheads, glass features, glass shelf, 2 vertical radiators, fully tiled walls, tiled floor, downlights plus low level mood lighting, xpelair, uPVC double glazed window, double glazed skylight

GARDEN COURTYARD

Private gated access from the front elevation to the south facing hidden courtyard. The Courtyard with slate steps and paving is a superb south facing hideaway having a feature dry stone wall, outside power points, fitted wall heater with coloured lighting and Bluetooth music speakers.

Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

SEPARATE GATED BIN STORE

VIEWINGS

By appointment

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

Tenure

Freehold

Council Tax Band

C

Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Mon - Fri 9am - 5pm
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Hoad Lane | Ulverston | LA12 7LD

Asking Price £350,000

- Fully Modernised Detached Cottage
- Stunning Views, Superb Location
- Immaculate Throughout
- Gas Central Heating, uPVC Double Glazing
- Overlooking Hoad Hill/Monument
- Ready To Move Into, No Chain
- Ideal For Couple/Single Person
- Quality Fixtures Throughout
- Private Courtyard Garden
- Council Tax Band C, Freehold





Property Description

Originally developed from 2 cottages, 3 Hoad lane is now a stunning traditional detached cottage situated in a superb location overlooking and with immediate access to Hoad Hill and Monument. Hoad Lane is located on the outskirts of Ulverston within a 15-minute walk of the town centre and having immediate access to Ford Park, and just a few minutes' walk to Ulverston Canal, Booths Supermarket, Newlands and open countryside. In 2019 the cottage was extensively modernised, and this is now a unique opportunity to purchase a traditional Detached Cottage beautifully designed with all the benefits and requirements of modern living. Externally the Cottage had a new roof, new gutters and downspouts, new windows, new skylights, front door, and repainting to the front and side elevations. Internally the full renovation included replastering, rewiring, new radiators, a completely new oak and glass feature staircase, a designer 1909 handmade kitchen, and new floor coverings throughout. All the ground floor windows to the front elevation look over Hoad Hill and Monument. To the first floor the landing has superb views over Hoad Hill and gives access to a good size master bedroom with full-length built-in wardrobes, drawer unit and dressing table. The second bedroom is currently utilised as a dressing room with built in wardrobes and large chest of drawer's unit. The superb quality 4-piece bathroom was individually designed with large Oval bath, stunning walk-through shower and feature lighting. To the rear of the property is a splendid private south facing courtyard garden with slate floor, feature dry stone wall, outside power and fitted heater with lighting and Bluetooth inbuilt speakers.

This is a truly rare opportunity to purchase a ready to move into individually designed traditional detached cottage in a superb location with immediate access to Hoad Hill, open countryside and yet within a few minutes' walk of Ford Park, Ulverston Town and all amenities.

SERVICES

Gas, Water, Electric, Telephone and Drainage

LOUNGE

17' 8" x 11' 7" (5.38m x 3.53m)

Coal effect living flame gas stove with slate hearth and surround, oak mantelpiece, stained oak finish floorboards, 3 uPVC double glazed windows overlooking Hoad Hill and Monument to front elevation, TV point, telephone point, 15 power points, radiator and downlights.

KITCHEN/DINER

17' 0" x 11' 7" (5.18m x 3.53m)

Superb individually designed 1909 handmade kitchen with cream fronted wall and base storage cabinets, Quartz worktops and splashback, inset 1½ bowl sink unit, appliances including Smeg 4 ring induction hob, Smeg double fan assisted oven, Smeg extractor hood, Smeg microwave, freestanding Smeg fridge freezer, Smeg dishwasher, corner carousel unit, under unit lighting, downlights, wine rack, Cotswold double larder unit, Cotswold glass upright display cabinet, built in seating with uPVC double glazed window overlooking Hoad Hill and Monument, uPVC double glazed front door, vertical radiator, 8 power points plus appliance points, oak and glass feature staircase to first floor, under stairs cupboard with coat hooks, storage, 2 power points and plumbing for washing machine.

FEATURE LANDING

With 2 uPVC double glazed windows overlooking Hoad Hill and Monument, window boxes, superb oak and glass staircase, study area, 2 power points, radiator, double glazed skylight with built in blind, oak panelled doors to all rooms, oak panelled door to store cupboard housing the wall mounted gas central heating boiler.

BEDROOM 1

11' 7" x 10' 10" (3.53m x 3.3m)

With a full range of built in sliding door wardrobes and storage drawers, built in dressing table and drawer unit, 4 power points, TV point, uPVC double glazed window overlooking Hoad Hill and Monument, 2 double glazed skylights with remote control blinds, radiator.

BEDROOM 2

8' 6" x 6' 5" (2.59m x 1.96m)

Currently utilised as dressing room with full-length built-in wardrobes and storage, large chest of drawer's unit, double glazed skylight, 1 power point.

