



Ulverston

£210,000

9 Hamsfell Road, Ulverston, Cumbria, LA12 9PX

A well-presented three-bedroom semi-detached home situated in a popular and peaceful residential area on the outskirts of Ulverston Town Centre. Offering spacious accommodation across two floors, this property is ideal for families, first-time buyers or those looking to upsize, and is within easy reach of schools, shops, and the town centre.

A charming highlight of the home is the view of the iconic Hoad Monument, visible from both the landing and the rear bedroom, an uplifting detail for those who enjoy a scenic outlook.

Quick Overview

Semi-Detached Family Home
Three Bedrooms
Light-Filled Lounge
Kitchen Diner
Driveway Parking
Detached Garage
Popular Residential Location
Short Walk to Local Amenities
View of the iconic Hoad Monument
Ultrafast Broadband



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TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: U1009



Living Room



Kitchen Diner



Kitchen Diner



Landing Area

A well-presented three-bedroom semi-detached home situated in a popular and peaceful residential area on the outskirts of Ulverston Town Centre. Offering spacious accommodation across two floors, this property is ideal for families, first-time buyers or those looking to upsize, and is within easy reach of schools, shops, and the town centre.

Internally, the property opens with a welcoming porch leading into a bright and spacious lounge, complete with a feature fireplace that adds warmth and character. To the rear, a well-proportioned kitchen-diner provides an ideal setting for both everyday family meals and entertaining guests, with generous worktop space, ample storage, and an abundance of natural light.

Upstairs, the accommodation comprises two comfortable double bedrooms and a versatile single room, perfect as a child's bedroom, nursery, or a home office for remote working. All rooms enjoy pleasant outlooks, and the stylish family bathroom is finished with contemporary fittings and a shower over the bath.

To the front is a low-maintenance garden and off-road parking leading to a detached single garage. The rear garden is a real highlight, fully enclosed with a combination of lawn and patio, perfect for enjoying the sun or outdoor dining.

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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, and 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 from County Square Ulverston head South and exit the roundabout onto Victoria Rd then a take a light left onto Park Rd. At the Junction turn right onto Well Lane /A5087 and continue to follow A5087. Turn right onto Oakwood Drive then a short drive after turn left onto Birchwood Drive. Continue on Birchwood Drive then turn right onto Bigland Drive and then left onto Hampsfell Drive and destination will be on the left

What3words - <https://what3words.com/automatic.coast.deferring>

Accommodation (with approximate measurements)

Porch 3' 3" x 3' 0" (0.99m x 0.91m)

Living Room 15' 7" x 9' 5" (4.75m x 2.87m)

Kitchen Diner 8' 2" x 14' 3" (2.49m x 4.34m)

First Floor

Landing 7' 9" x 5' 11" (2.36m x 1.8m)

Bedroom Three 7' 0" x 5' 11" (2.13m x 1.8m)

Bedroom One 13' 10" x 8' 3" (4.22m x 2.51m)

Bedroom Two 10' 0" x 8' 3" (3.05m x 2.51m)

Bathroom 5' 11" x 5' 10" (1.8m x 1.78m)

Garage 20' 6" x 10' 3" (6.25m x 3.12m)

Services: Mains gas, water and electricity and mains drainage

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Council Tax Band B Westmorland and Furness

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: TBC

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £900 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Check - (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Rear Patio Garden



A thought from the owners - Lovely quiet residential area with great neighbours and views of the surrounding countryside.....a lovely place to live!

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/07/2025.

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