

Total area: approx. 120.9 sq. metres (1301.8 sq. feet)

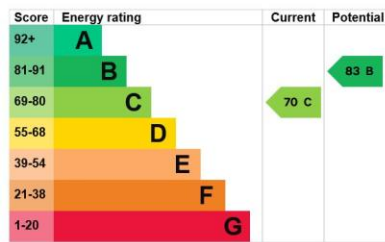
DIRECTIONS

From the Coronation Hall proceed across at the traffic lights onto Victoria Road and proceed under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op and turn right onto Oakwood Drive. As you start to go up Oakwood Drive Bay Tree Road is situated on the left with the property being on your right.

The property can be found by using the following "What Three Words" <https://what3words.com/soups.explained.learn>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness Council.
SERVICES: Mains water, gas, drainage and electricity.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



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GARAGE & PARKING

2 Bay Tree Road,
Ulverston, LA12 9HL

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Family sized semi detached house in this most popular and convenient location. Set on a generous plot with excellent off-road parking and the advantage of a garage and workshop space. Suited to the family buyer and comprising of hall, lounge, kitchen/diner, workshop/utility, garage with three bedrooms and a bathroom to the first floor. Gas central heating system, uPVC double glazing and multi fuel stove to lounge. Terraced garden to the rear, well presented with pleasant sunny aspects and the front area offers ample parking. Great potential for modernisation and personalisation as required. with the location being convenient to the nearby Co-op supermarket, sports and leisure facilities and schools.



Accessed through a double glazed front door with leaded glass pane open into:

ENTRANCE HALL

UPVC double glazed window, staircase to first floor and radiator. Door to electric meter cupboard, lounge with open doorway to kitchen/diner.

LOUNGE

15' 3" x 11' 5" (4.67m x 3.48m)
UPVC double glazed window to front offering a pleasant aspect to the garden and driveway to side. Central, feature fireplace with wooden mantel shelf, slate hearth and housing multi fuel stove, open access to rear dining area and kitchen. Radiator, ceiling light point and power.

KITCHEN/DINER

16' 11" x 11' 1" (5.16m x 3.38m) widest points
Dining Area
UPVC double glazed window looking to rear garden, radiator and wide granite style island dividing the dining area and kitchen, with space for breakfast bar stools if required.
Kitchen Area
Fitted with a range of base, wall and drawer units with polished granite style work surfacing and matching upstands. Gas hob with cooker hood over, built in oven, microwave shelf and recess for fridge. Inset on and a half bowl sink and drainer with sink unit with rinsing tap and wall mounted Worcester gas boiler for the central heating and hot water systems. UPVC double glazed window to rear with pleasant outlook, quarry tiled floor, door to useful storage cupboard and open access to hall. Door to side giving access to inner hall.

INNER HALL

Two uPVC double glazed doors opening to drive and garden and wooden door to workshop and WC.

FIRST FLOOR LANDING

UPVC double glazed window, access to loft and internal doors to bedrooms and bathroom.

BEDROOM

11' 11" x 9' 10" (3.63m x 3m)
Double room situated to the front with uPVC double glazed window, radiator, power and ceiling light point.

BEDROOM

12' 11" x 11' 5" (3.96m x 3.48m)
Further double room to rear with uPVC double glazed window looking to garden, radiator and ceiling light point.

BEDROOM

8' 11" x 7' 9" (2.74m x 2.38m)
Single room with uPVC double glazed window offering a pleasant aspect beyond the neighbouring properties to the hills in the distance and glimpses towards the Bay. Radiator, ceiling light point and single bed base built onto the bulkhead.



BATHROOM

7' 8" x 6' 2" (2.36m x 1.90m)
The bathroom has a three-piece suite in white comprising bath with over bath shower, wash basin with mixer tap and WC. There is full tiling to the walls, with a tile effect finish to the floor. There is a large, fitted mirror and built in storage with an open fronted low level storage cupboard. With panelling to the ceiling, a spotlight duster and PVC double glazed window to the rear with pattern glass pane.

WORKSHOP & WC

10' 9" x 9' 10" (3.29m x 3.01m)
Window to front, a area of granite work surface with shelving underneath and recess and plumbing for washing machine with space for further fridge, freezers etc. Door to ground floor WC and connecting door to garage.

GARAGE

24' 5" x 13' 0" (7.44m x 3.96m) widest points
Block built garage with up and over door, electric light and power and workbench area to rear.

EXTERIOR

Set on a generous plot which is a particular feature having a wide driveway with gated access to a brick set drive, that offers ample parking for numerous vehicles and access to garage. Front gravelled garden area with natural rockery stone and stepping stones with gravelled surface and shrubs.
Access to the rear is through the inner hall. Pleasant enclosed garden area with steps giving access to a cosy patio with further steps to an upper grassed area with additional terraced seating area to the upper section and terraced borders.

