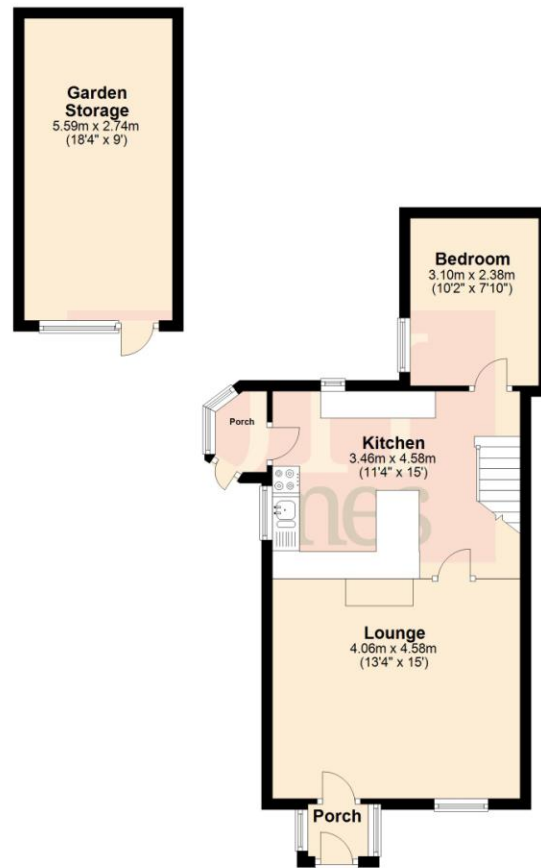
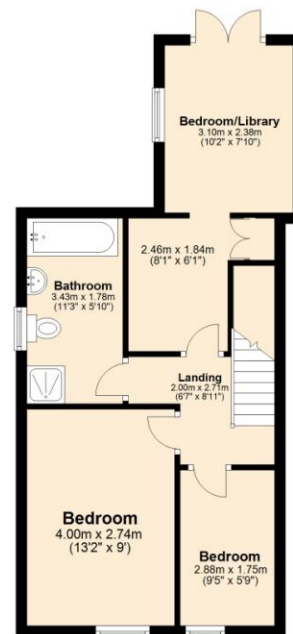


Ground Floor
Approx. 60.0 sq. metres (646.0 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.2 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

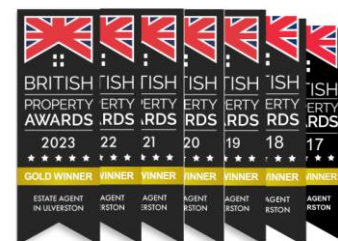
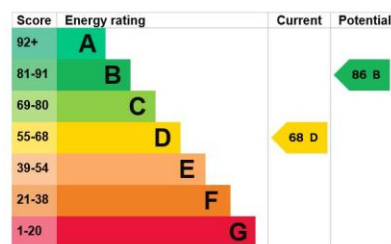
DIRECTIONS

From the office of JH Holmes, proceed down the cobbled Market Street and at the roundabout, turn left. Head along County Road the A590 out of Ulverston, proceed through the traffic lights and then when reaching the Shell Service Station at the roundabout, turn immediately left off the roundabout and the property can be found in front of you.

The property can be found by using the following "What Three Words" <https://what3words.com/credible.regress.grass>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, water, gas and electricity are all connected



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.



£260,000



1



3



1



PARKING

**11 Oubas Hill,
Ulverston, LA12 7LA**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Detached cottage style property situated in this prominent location overlooking the roundabout and Commercial Centre including Booths supermarket at the entrance of Ulverston with Hoad Hill and Monument to the rear. Owned by the current family for many years and is now reluctantly offered for sale due to relocation Offering off road parking, attractive garden that is well stocked perfect for the gardener and has regularly taken place in the open garden scheme. Comprising of porch, lounge, kitchen, side porch, versatile ground floor study/bedroom with three further bedrooms to the first floor and bathroom. Ideal for a range of buyers, complete with lower attractive courtyard, workshop, sloping garden that offers pleasant views and looks up towards Hoad Hill and Monument and gas central heating system and double glazing.



Accessed from the side through a half glazed door into:

SIDE PORCH

Gazed roof, windows to all sides and wood framed multi pane door into:

KITCHEN

11' 4" x 15' 0" (3.45m x 4.57m)

Fitted with a range of base, wall and drawer units with patterned work surfacing over incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Space and point for electric cooker, recess and plumbing for washing machine, dishwasher and space for under counter fridge and freezer. Wall mounted gas boiler for the heating and hot water systems, staircase to first floor and door to ground floor bedroom/study and door to lounge. Double glazed window to lower courtyard area and breakfast bar area.

LOUNGE

13' 4" x 15' 0" (4.06m x 4.57m)

Aluminium framed double glazed window to front with deeper sill offering an open aspect towards Booths Supermarket and beyond. Central fireplace with slate hearth and recessed log burning stove, four wall light points, wood grain effect laminate flooring and radiator. Glazed door to front porch.

BEDROOM/STUDY

10' 2" x 7' 10" (3.1m x 2.39m)

Wood framed double glazed window to side and radiator.

PORCH

Windows to side and door to front.

FIRST FLOOR LANDING

Access to loft and doors to bedrooms and bathroom.

BEDROOM

13' 2" x 9' 0" (4.01m x 2.74m)

Double room situated to the front of the property with radiator, electric light, power points and two bedside lights. Aluminium frame double glazed window with an open aspect towards the roundabout, Booth's supermarket and garage etc.

BEDROOM

9' 5" x 5' 9" (2.87m x 1.75m)

Single room currently utilised as a home office with radiator, aluminium frame double glazed window offering an aspect to the front, electric light and power.



BATHROOM

11' 3" x 5' 10" (3.43m x 1.78m)

Fitted with a four piece suite in white comprising of glazed shower cubicle, WC, pedestal wash basin and bath. Tiled to three walls, wood framed double glazed window and radiator.

BEDROOM/LIBRARY

10' 2" x 7' 10" (3.1m x 2.39m) widest points

Initial room currently laid out as a library with louvred door cupboard offering shelved storage over the stairs. Additional room has a vaulted ceiling, PVC double glazed French doors accessing the garden, PVC double glazed window to side, radiator, electric light and power.

EXTERIOR

To the front of the property is a shared access, vehicle right of way and parking immediately in front of the house. Gated access to side opening to the lower courtyard area with pergola. Access to porch connecting to kitchen and used as the main entry. Former WC used as a useful log store and beyond an excellent former garage used as a workshop and store. Steps lead up from the courtyard to the rear garden, lower patio area offering a pleasant seating space looking up the lovely rear garden with Hoad Hill & Monument beyond. Well stocked, planted and is part of the "open garden scheme" as well as having been highlighted in the past in a gardening magazine. Sloping lawn, mature well stocked borders and various seating areas including level area to the top of the garden with aluminium frame greenhouse and wooden garden storage shed.

WORKSHOP/GARDEN STORE

18' 4" x 9' 0" (5.59m x 2.74m)

Electric light, power and contains the inverter for the solar photovoltaic panels that are mounted on the property roof.

