

Total area: approx. 76.9 sq. metres (827.2 sq. feet)

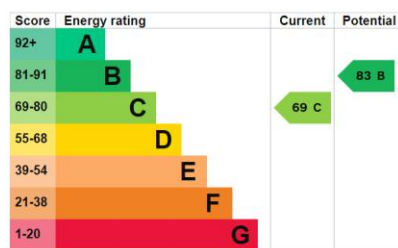
**DIRECTIONS**

From the Ulverston office by car proceed toward the Market Cross where the Farmers Pub is immediately in front of you. At the Market Cross continue straight across between the Farmers Arms and Oxfam up Daltongate. Continue up Daltongate and after narrowing of the road there is turning on the left into Fallowfield Avenue, follow the road towards the head of the cul-de-sac and the property is on the left hand side before reaching the bottom. There is also a pedestrian path toward the head of the cul-de-sac which takes you onto Queen Street.

The property can be found by using the following What3Words <https://what3words.com/oven.bombshell.thighs>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: C  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electric  
PLEASE NOTE: The property has the benefit of solar panels which are owned outright and will be of great benefit to any new buyer.



**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.



**JH Homes** **£240,000**



2 (Sofa) 3 (Bed) 1 (Bath) PARKING

**22 Fallowfield Avenue,  
Ulverston, LA12 7XD**  
For more information call **01229 445004**  
2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

In need of some updating but offering a great sized property with parking and rear garden in a popular and sought after location that is close to the centre of this popular market town. Comfortable home with solar panels, off road parking to the front and pleasant, enclosed garden with patio and sunny elevations to the rear. The property itself comprises of hall, WC, lounge, dining room, kitchen and three bedrooms and shower room to the first floor. Gas central heating system, wood framed double glazing and is a great canvas for a new buyer to create something to suite their needs. The location offers convenient walking access to the town centre and is popular for both families and older buyers alike. In all, a superb opportunity in a desirable location with early viewing both invited and recommended.



**ENTRANCE HALL**  
Attractive and inviting with tiled floor, modern column radiator and stairs to the first floor. Fitted coat rack with shelf above and door to lounge and WC.

**WC**  
2' 9" x 4' 7" (0.86m x 1.42m)  
Fitted with a two piece suite in white comprising of corner mounted wash hand basin with mixer tap, WC with push button flush and half tiling to walls. Ladder style towel radiator, tiled floor, double glazed wood framed pattern glass window and high level box for the electric circuit breaker control point.

**LOUNGE**  
13' 2" x 12' 4" (4.01m x 3.76m)  
Open archway to rear giving access to the dining room, modern wood grain flooring, radiator and wood framed double glazed window to the front. Useful under stairs storage cupboard and ceiling light point. Open to:

**DINING ROOM**  
10' 7" x 7' 10" (3.23m x 2.39m)  
Set of double glazed doors to rear garden, radiator, coving to ceiling and wood grain flooring. Door to kitchen.

**KITCHEN**  
10' 7" x 7' 3" (3.23m x 2.21m)  
Fitted with a range of base, wall and drawer units with light grey work surface incorporating one and a half bowl sink and drainer with mixer tap and tiling to walls. Space for freestanding fridge/freezer, recess and plumbing for washing machine, integrate gas hob and low level electric oven. Wall mounted Main gas boiler for the heating and hot water systems and wood frame double glazed window giving an aspect to the rear garden area. Tiled floor, ample power sockets and spotlight duster to ceiling.

**FIRST FLOOR LANDING**  
Doors to bedrooms, bathroom and access to loft. Useful over stairs storage cupboard.

**BEDROOM**  
14' 1" x 8' 11" (4.29m x 2.72m) widest points  
Double room with recess for wardrobe, wood framed double glazed window to front offering a pleasant aspect to the side towards Hoard Hill and Monument beyond the neighbouring properties. Radiator and ceiling light point.



**BEDROOM**  
11' 10" x 8' 11" (3.61m x 2.72m) widest points  
Further double room to the rear of the property with double glazed window looking down to the garden and beyond neighbouring properties towards Trinity Church in the distance. Further recess suitable for wardrobe, radiator, electric light and power.

**BEDROOM**  
11' 8" x 6' 6" (3.56m x 1.98m)  
Single room positioned to the front with the pleasant open aspect, wood, double glazed window, radiator and ceiling light point.

**SHOWER ROOM**  
6' 2" x 6' 1" (1.88m x 1.85m)  
Fitted with a modern three piece suite in white comprising of quadrant shower cubicle with the most atmospheric shower, WC with concealed cistern and push button flush and sink with mixer tap inset to cupboard. Illuminated mirror fronted cabinet, white ladder style towel radiator, modern panelling to ceiling with inset lights, full tiling to walls and floor and double glazed pattern glass window.

**EXTERIOR**  
To the front of the property is the excellent advantage of off road parking. To the rear is a pleasant enclosed rear garden with patio, artificial grass and wooden garden storage shed to the corner. Offering pleasant sunny aspects to create an excellent outdoor entertaining space.

