

Total area: approx. 84.3 sq. metres (907.6 sq. feet)

DIRECTIONS

From traffic lights at "The Hub", follow the A590 through Swarthmoor and straight on at the roundabout towards Lindal. At Pennington crossroads, turn left and continue passed Great Urswick, passed the General Burgoyne on your right and into Church Road, continuing passed the Church, School and Village Hall on your left. After a short distance turn right into Beechfields and follow the road round where the property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/composts.hush.stickler>

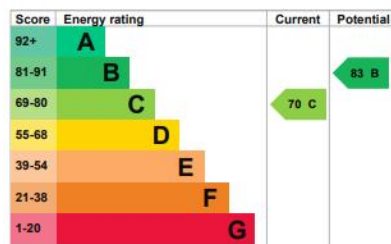
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.



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

£225,000



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PARKING

3 Beechfield, Little Urswick,
Ulverston, LA12 0UD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Well presented modern terraced home situated in a superb, cul-de-sac village location which has been well maintained and updated by the current vendor and will be appreciated upon recommended viewing. The interior is nothing short of stunning with generous sized rooms and quality fitments. Accessed through an entrance vestibule with hallway, lounge with box window to front, and high-quality kitchen/dining room with the first floor offering three bedrooms and family bathroom suite. Complete with front forecourt, split level low maintenance garden, allocated parking, gas central heating system and uPVC double glazing. Perfect starter home or ideal for downsizing with early inspection of this super house being highly recommended. Little Urswick is a small, but very popular, village bordering South Lakeland and Furness. Access to nearby Barrow and the ever-popular market town of Ulverston is just a short drive away. Offering local Church, Primary School, Village Hall and play area only a couple of minutes away.



Steps lead up to a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Door into:

LOUNGE

16' 10" x 12' 9" (5.15m x 3.90m)

UPVC double glazed box window to front, feature fireplace, understairs storage, ceiling light point and radiator. Door to:

KITCHEN/DINER

15' 10" x 10' 7" (4.85m x 3.23m)

Fitted with a good range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink and drainer with mixer tap and brass effect handles. Space for gas cooker point with cooker hood over and space for American style fridge freezer. Wall mounted combination boiler, space for dining table, moveable spot lights to ceiling and radiator. Glazed double sliding door to rear and uPVC double glazed window.

FIRST FLOOR LANDING

Access to all bedrooms, bathroom, storage cupboard and ceiling light point.

BEDROOM

14' 7" x 9' 5" (4.46m x 2.88m)

Double room with uPVC double glazed window to front with super views, ceiling light point and radiator.

BEDROOM

13' 0" x 9' 1" (3.97m x 2.77m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM

8' 2" x 6' 6" (2.50m x 2.00m)

Single room with uPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

Modern three piece suite in white comprising of WC, wash hand basin set to vanity unit with mixer tap and cupboard under and P shaped bath with shower over. Ceiling light point, paneling to walls, ladder style radiator and opaque uPVC double glazed window to rear.

EXTERIOR

Elevated front forecourt with seating area and views. Split level low maintenance garden to rear and allocated parking space.

