

Total area: approx. 110.4 sq. metres (1187.9 sq. feet)

DIRECTIONS

Proceeding into the village from the Ulverston direction, after the pedestrian crossing turn left onto London Road. Continue along the road passing the pub and the Bridgefield Housing Development. After a short distance the property can be found on the left before you reach the bridge.

The property can be found by using the following "What Three Words" <https://what3words.com/fall.simulator.refutes>.

GENERAL INFORMATION

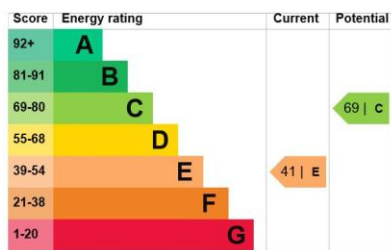
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: Mains Drainage, Gas, Water 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.



2



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1



GARAGE & PARKING

20 London Road, Lindal,  
Ulverston, LA12 0LL

For more information call **01229 445004**

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Excellent double fronted end terraced house situated in this popular village. The village itself has a popular primary school, public house and offers excellent access to the A590 travelling to Ulverston, Dalton, and Barrow-in-Furness. Well presented property with gas central heating system, uPVC double glazing and comprises of hall, lounge, dining room, kitchen, utility/WC with bedrooms, master having a dressing room/study, bathroom and separate WC to the upper two floors. Externally to the rear of the property is parking, garage, workshop and extensive garden with lovely sunny aspects, and mature planting which is an excellent additional benefit to this great home. In all a superb opportunity in a popular location with early viewing invited and recommended.



Accessed through a feature uPVC double glazed door with leaded glass panes that opens to:

**HALL**

Laminate flooring, staircase leading to first floor and internal doorways to lounge and dining room.

**LOUNGE**

13' 3" x 8' 9" (4.05m x 2.68m)  
UPVC double glazed window to the front elevation, recessed multi-fuel stove sat on a polished granite style hearth, ceiling light point, power sockets, TV aerial point and alcove cupboard with door housing the gas meter.

**DINING ROOM**

13' 2" x 11' 7" (4.03m x 3.55m)  
Spacious room with central pine, feature fireplace with reproduction style cast, tiled inset and slate hearth with living coal flame effect gas fire. Painted wood panelling to ceiling, uPVC double glazed window to the front, radiator, electric light and power. Door opens to a useful under stairs cupboard with shelving light and power socket. Pine door opens to the kitchen.

**KITCHEN**

16' 11" x 8' 5" (5.17m x 2.58m)  
Good-sized kitchen fitted with an older range of pine fronted base, wall and drawer units with wood grain effect worksurface and tiling to the upstands. Stainless steel sink unit with mixer tap, recess and point for electric cooker, space for fridge freezer and recess and plumbing for washing machine and dishwasher. Two uPVC double glazed windows and door with central glazed pane opening to the yard.

**UTILITY ROOM/WC**

7' 9" x 6' 5" (2.38 m x 1.98m)  
With a uPVC double glazed patterned glass window, the room has a central heating radiator, base cupboard with stainless steel sink unit and mixer tap and a WC.

**FIRST FLOOR LANDING**

Staircase with fitted pine handrail, radiator and painted traditional style doors to a bedroom and bathroom.

**MASTER BEDROOM**

10' 11" x 10' 3" (3.34m x 3.13m)  
Double room with uPVC double glazed window to the front offering an outlook to the prestigious housing development that is in the process of construction opposite. Power sockets, radiator, ceiling light point and bi-fold door to under stairs storage area. Access to an adjacent dressing room.

**DRESSING ROOM**

7' 1" x 7' 8" (2.18m x 2.34m)  
UPVC double glazed window to the front, radiator, power sockets and inset lights to ceiling.

**BATHROOM**

8' 10" x 5' 7" (2.70m x 1.72m)  
Fitted with a modern three-piece suite in white comprising of panelled bath with glazed shower screen, mixer tap and over bath shower, WC with push button flush and wash hand basin with mixer tap set onto a granite wash stand. UPVC double-glazed window offering a lovely aspect to the garden at the rear. Tiling to walls, tiled flooring, modern column radiator and inset lights to the ceiling.

**SECOND FLOOR LANDING**

UPVC double glazed window, exposed beams and internal pine doors to bedrooms and separate WC.



**WC**

Small single glazed window and WC with mirror above. Electric light and tile effect vinyl flooring.

**BEDROOM**

13' 4" x 8' 10" (4.07m x 2.71m)  
Two exposed beams, uPVC double glazed tilt and turn window to the front elevation, radiator and two wall light points.

**BEDROOM**

7' 3" x 12' 0" (2.23m x 3.67m)  
Exposed beams, louvre door to wardrobes with hanging rail and shelving. Radiator, fitted wall light point and uPVC double glazed tilt and turn window to the front.

**EXTERIOR**

Pavement fronted, narrow drive to side which is approx. 6' 10" (2.09) leading to a parking area, garage and store. Immediately to the rear of the house is a good sized slate shingle yard. This area offers potential to extend the house if required subject to achieving the required permissions. The garden is an excellent feature of this home and will be fully appreciated upon inspection. It is grassed with a variety of trees shrubs and bushes, ornamental pond, former fruit cage etc. To the rear of the garage and workshop building is a flagged Pergola offering a private sunny area to relax and enjoy the garden that is partly covered and has outside power sockets. In addition, there is a modern aluminium framed greenhouse. In all an excellent garden complimenting this comfortable family home.

**GARAGE**

14' 11" x 11' 7" (4.56m x 3.55m)  
Up and over door, electric light, window to the rear look into the garden and circuit breaker control point.

**WORKSHOP**

15' 8" x 9' 4" (4.78m x 2.86m)  
Central wooden door, electric light, power and window to the rear looking for the rear garden. To the side of this is a lean-to greenhouse and to the far side of the garage is access to the garden.

