

Total area: approx. 106.3 sq. metres (1143.7 sq. feet)

DIRECTIONS

Proceed from the centre of Ulverston up Soutergate before taking the first turning right onto Church Fields Avenue. Turn left onto Whinfield Road and then right onto Town View Road where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/caveman.binds.clings>

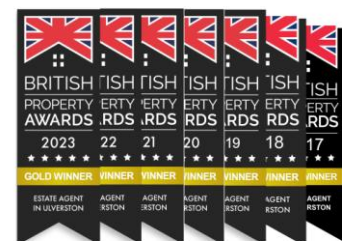
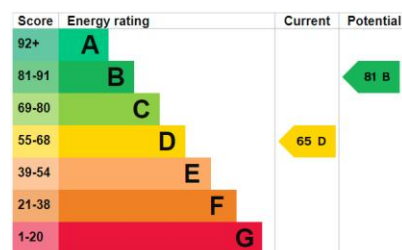
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include 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.



£360,000



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GARAGE & PARKING

**6 Town View Road,
Ulverston, LA12 7HH**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Detached bungalow conveniently located on the northern side of Ulverston yet within easy walking distance of the town centre and local schools. Comprising of entrance hall, lounge, dining room, modern kitchen, two bedrooms and shower room. Offered for sale with early and vacant possession and having huge potential the property is set on a particularly good sized plot with off road parking and integral garage. Perfect for a retired party or keen gardener with lovely views over the hills and town and complete with gas central heating system and uPVC double glazing. Superb opportunity to create your own home in this much sought-after location, with early viewing recommended.



Accessed through door into:

ENTRANCE HALL

Door to lounge, bedrooms and bathroom. Storage cupboard.

LOUNGE

16' 11" x 10' 10" (5.17m x 3.31m)
UPVC double glazed window to front, ceiling light point and radiator. Open to:

DINING ROOM

10' 11" x 8' 0" (3.34m x 2.46m)
PVC French style double glazed double doors to rear porch, ceiling light point and radiator. Door to:

KITCHEN

14' 1" x 8' 6" (4.30m x 2.60m)
Fitted with a good range of base, wall and drawer units with wooden worktop incorporating one and a half bowl sink and drainer with swan necked mixer tap and tiled splashbacks. Integrated eye level oven and microwave oven, five ring gas hob with cooker hood over, fridge/freezer and dishwasher. Wall mounted combination boiler for the hot water and heating system, spot lights to ceiling, uPVC double glazed window to rear and door to garage.

BEDROOM

12' 11" x 12' 3" (3.95m x 3.75m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

12' 10" x 11' 2" (3.92m x 3.42m)
UPVC double glazed window to rear, ceiling light point and radiator.



SHOWER ROOM

Fitted with a modern three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and double shower cubicle. Plastic cladding to walls, tiled floor, ceiling light point and opaque uPVC double glazed window to rear.

EXTERIOR

Driveway extending to garage and entrance door. Side aspect accesses to rear garden and low maintenance garden to front. To the rear is a split level, enclosed, low maintenance garden to rear which is mostly patio with views toward Ulverston town.

GARAGE

18' 5" x 8' 9" (5.62m x 2.68m)
Up and over door, pedestrian door to side, light and power. Door to utility.

UTILITY ROOM

8' 9" x 7' 5" (2.68m x 2.28m)
Space for chest freezer, light, power and window.

