

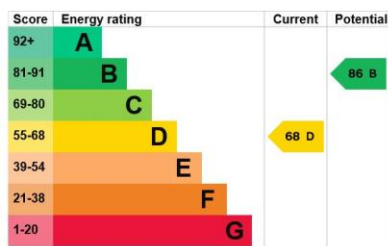
DIRECTIONS

Proceeding from the Ulverston office turn left into Market Street. At the market cross turn left again onto Queen Street. At the traffic lights continue straight across continue past Ulverston Victoria School, through the dip and take the turning on the left into Central Drive. At the end of Central Drive turn left onto Oakwood Drive and immediately right onto Birchwood Drive, take the first left into Sands Road where the property is ahead of you to the side of the cul-de-sac.

The property can be found by using the following "What Three Words" <https://what3words.com/evening.propelled.giant>

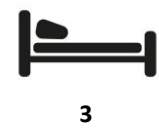
GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains water, electricity, gas 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.



**25 Sands Road,
 Ulverston, LA12 9PR**

For more information call **01229 445004**

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

Traditional semi detached house situated in this popular location on the Croftlands Estate. Offered with vacant possession having no upper chain and offers a superb opportunity for general modernisation and personalisation for the new owners. Offering central heating system, uPVC double glazing and sunroom extension to the rear of the kitchen. Comprising of vestibule, lounge, kitchen, conservatory and to the first floor three bedrooms and shower room. Off road parking, garden space to front and rear and offering a superb opportunity for anyone wishing to redesign and imagine their own home in this popular location. Early viewing is both invited and recommended.



Accessed through a feature PVC door with double glazed, motif panes opening into:

PORCH

3' 9" x 4' 9" (1.14m x 1.45m)
Cupboard to one side with hanging rail, shelf and housing gas meter. Further storage cupboard above and door to lounge.

LOUNGE

15' 10" x 14' 8" (4.83m x 4.47m)
Fireplace with rustic timber surround, tiled hearth featuring electric flame effect fire with alcove shelf to side. UPVC double glazed window to front with fitted blind, radiator and stairs to first floor with open under stairs area. Door to kitchen.

KITCHEN

8' 1" x 14' 8" (2.46m x 4.47m)
Fitted with a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Space for fridge, freezer, slot in gas cooker with cooker hood over and recess and plumbing for washing machine. Set of louvre doors to storage cupboard, ceiling light point open access to sunroom.

CONSERVATORY

6' 4" x 13' 11" (1.93m x 4.24m)
UPVC double glazed front window with French doors open to garden and offers a pleasant aspect towards the bay and hills in the distance beyond the neighbouring properties. Polycarbonate style roof, wood grain laminate flooring and wall light.

FIRST FLOOR LANDING

UPVC double glazed window, access to the loft and doors to bedrooms.

BEDROOM

13' 10" x 8' 3" (4.22m x 2.51m)
Double room to front, uPVC double glazed window with blind looking up Sands Road, radiator, ceiling light point and power.

BEDROOM

10' 0" x 8' 3" (3.05m x 2.51m)
UPVC double glazed window offering a pleasant aspect beyond the neighbouring properties with glimpses of the Bay and woodland beyond, ceiling light point and radiator.



BEDROOM

9' 5" x 6' 1" (2.87m x 1.85m)
Single room to the front with radiator and uPVC double glazed window. Built in cupboard to entry area housing the Valiant gas combi boiler for the heating and hot water system.

SHOWER ROOM

6' 3" x 6' 1" (1.91m x 1.85m)
Three piece suite comprising glazed shower cubicle with thermostatic shower panelling to splashbacks, pedestal wash hand basin and WC. Mirror fronted cabinet, uPVC double glazed window with patterned glass pane, ceiling light point, cladding to walls and partly tiled.

EXTERIOR

To the front of the property is a brick set drive offering parking to front and concrete hard standing to side. The front garden area is grassed with borders.
To the rear is open access to a garden area which is partially flagged with slate gravelled areas and an aluminium framed greenhouse with stone retaining wall to rear.

