

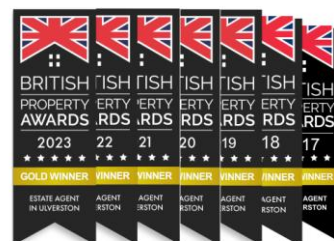
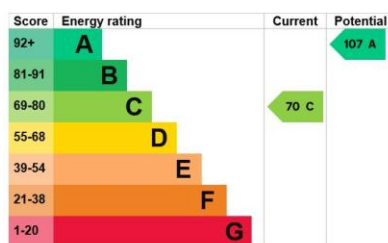
**DIRECTIONS**

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance there is the Bardsea Caravan Park on the right hand side, after this is the entrance to the Rowland Homes site and shortly after this is the gateway to the drive of Overidge.

The property can be found by using the following "What Three Words" <https://what3words.com/answers.headlines.earpiece>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: D  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected.



**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



3



1



**GARAGE & PARKING**

Overridge, Priory Road,  
 Ulverston, LA12 9QE

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)

Excellent traditional detached family home situated in this pleasing and prominent location on Priory Road to the outskirts of Ulverston, positioned offering a lovely open aspect with fields to the front. Having been carefully improved by the current owner and presented to an good standard yet still offering potential for personalisation and in particular landscaping. Comprising of entrance hall, lounge, kitchen/diner, utility and to the first floor three good bedrooms and family bathroom. The property has a long front garden, garage to side and driveway. To the rear is a garden offering great potential for general landscaping with doors to the kitchen/diner. Complete with gas central heating system and uPVC double glazing, modern kitchen and bathroom fittings, this lovely home will not disappoint. The property is offered with vacant possession, having no upper chain and early viewing is invited and recommended. The excellent location is a convenient distance from the Co-op supermarket, sports facilities including pool as well as the town centre amenities, as well as being close to the coast at Bardsea and the picturesque recreational area of Birkrigg Common. In all, a superb opportunity with early viewing invited.



Accessed through a green painted wooden front door opening into:

**ENTRANCE HALL**

Staircase to the side of the room with door to under stairs, kitchen/diner and lounge. Light grey wood grain effect flooring, picture rail, ceiling light point and power.

**LOUNGE**

11'9" x 11'8" (3.58m x 3.56m) widest point  
Central painted fireplace with black tiled inset and hearth and open grate for a real fire. UPVC double glazed window to front offering a lovely aspect down the driveway, garden and over farmland opposite with the hills and woodland in the distance. Radiator, ceiling light point, power and picture rail.

**KITCHEN/DINER**

12'5" x 18'1" (3.78m x 5.51m) widest point  
L-shaped room with spacious dining area offering ample space for a family sized table with fireplace recess, slate hearth and wood burning stove. PVC double glazed French doors to rear garden area, picture rail, radiator and grey wood grain laminate flooring.  
Kitchen Area  
Comprehensively fitted with an attractive range of modern high gloss base, wall and drawer units with grey patterned work surface over, matching upstand and incorporating stainless steel one and a half bowl sink and drainer with rinsing tap. Inset gas hob with stainless steel splashback, cooker hood over and low level double oven. Built in fridge and slim line dishwasher. High level cupboard housing electric meter and uPVC double glazed window to side.

**INNER HALL**

Wooden door to storage, open to rear porch and further door to store room/utility.

**STORE ROOM/UTILITY**

5'11" x 8'5" (1.8m x 2.57m)  
BAXI boiler for the heating and hot water systems, uPVC double glazed window, traditional style Belfast sink, ceiling light point and power sockets. To the side is a fuel store.

**PORCH**

Doors to either side with polycarbonate style roof.

**FIRST FLOOR LANDING**

UPVC double glazed pattern glass window to three quarter landing and main landing area with loft access and doors to bedrooms and bathroom.

**BEDROOM**

13'0" x 10'3" (3.96m x 3.12m)  
Double room with uPVC double glazed window to front offering a lovely open aspect over the farmland opposite, ceiling light point and radiator.

**BEDROOM**

11'2" x 10'3" (3.4m x 3.12m)  
Further double room situated to the rear of the property with uPVC double glazed window, radiator, ceiling light point and traditional painted former fireplace.



**BEDROOM**

8'5" x 7'6" (2.57m x 2.29m)  
Good sized single room with radiator, uPVC double glazed window to front giving an open view over the farmland opposite, radiator, ceiling light point and power.

**BATHROOM**

7'7" x 7'6" (2.31m x 2.29m)  
Fitted with a modern three piece suite in white comprising of traditional style with WC, pedestal wash hand basin with towel rail, bath with thermostatic shower over with fixed rain head and flexi track spray as well as a mixer tap to the bath and curved glass shower screen. Modern grey panelling to walls, built-in airing cupboard, mirror to wall with light and Bluetooth enabled. Opaque uPVC double glazed window to side, tiled vinyl flooring, extractor fan and chrome ladder style towel radiator.

**EXTERIOR**

Front garden accessed through an open gateway with the gravelled drive leading to an upper parking area and garage beyond to the side. Area of lawn to front with gravel path and pedestrian gate onto road. The front garden offers a pleasant outside space with good potential elevated from the main road.

The rear is a good garden space which is terraced and has recently been cut back and is ready for landscaping and replanting. The garden offers great potential to offer relaxing outdoor space with French doors connecting to kitchen and a further connecting door opens to the rear of the garage.

**GARAGE**

Situated to the side of the property with double doors giving access, electric light and single glazed window to side.

