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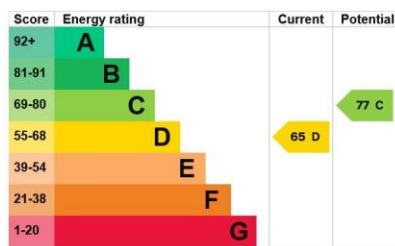
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GARAGE & PARKING



Estate Agency Act 1979

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11 Stone Cross Gardens, Ulverston, LA12 7XA

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Attractive detached family home situated in this most popular and sought after location situated a healthy walk from the centre of town and close to open farmland. Situated in a small exclusive cul-de-sac and offers a fabulous home suited to a range of buyers including the family purchaser. Having undergone a significant amount of modernisation and refurbishment over the last year or so and now offering most stylish accommodation that will be appreciated upon inspection. Comprising of entrance hall, WC, lounge, dining room, fitted kitchen, utility room, study and four bedrooms, master with en suite and four piece family bathroom. Complete with gas fired central heating system, double glazing, attractive gardens, double width driveway and garage. Offered with the benefit of vacant possession having no upper chain and early internal viewing is both invited and recommended to appreciate the excellent location and quality accommodation on offer.



DIRECTIONS

Proceed from the centre of Ulverston up Daltongate with the Farmers Arms Pub and Restaurant on your left. Take the first right onto Stockbrigde Lane and after a short distance turn left into Stonecross Gardens with the property situated on the left heading towards the top of the cul de sac.

The property can be found by using the following "What Three Words"

<https://what3words.com/custodian.ranted.minority>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, electricity, gas and drainage





Accessed through a wooden door with leaded pattern glass upper pane and further pattern glass to side window opening into:

ENTRANCE HALL

Light wood grain laminate flooring, stairs to first floor, two ceiling light points, radiator and modern wooden internal doors to the ground floor rooms, including under stairs store.

WC

4' 1" x 4' 10" (1.26m x 1.49m)

Modern two piece suite comprising of WC with concealed cistern and push button flush and wash hand basin set to matching unit with storage under, granite effect surface and upstand. Ceiling light point and radiator.

LOUNGE

19' 9" x 11' 3" (6.03m x 3.45m)

Coving to ceiling, two wood frame double glazed windows with blinds to front and side elevation. Central, feature fireplace with wooden fire surround, conglomerate style inset and hearth with living coal flame fire. Two radiators, ceiling light point and power sockets.

DINING ROOM

11' 6" x 9' 4" (3.51m x 2.85m)

Laminate flooring, feature ceiling light rose and coving. Radiator, set of double glazed patio doors offering a lovely aspect over the rear garden and open doorway to side to kitchen.

KITCHEN

11' 5" x 10' 3" (3.50m x 3.14m)

Modern kitchen that has been recently installed with an attractive range of base, wall and drawer units with metallic handles, Quartz work surface with matching splash backs incorporating under mounted composite sink with mixer tap and waste disposal. Integrated Siemens induction hob with cooker hood over, Siemens convection microwave and oven and further Siemens combination microwave, oven and steam oven with warming drawer underneath. Further appliances included an integrated dishwasher, larger fridge and freezer. Inset LED lights to ceiling, tall white ladder style radiator, laminate flooring, double glazed window and half glazed wooden door opening to utility room.



UTILITY ROOM

6' 10" x 4' 10" (2.10m x 1.48m)

Units with Quartz work surface and matching back splash incorporating deep stainless steel sink unit with flexible mixer tap, recess and plumbing for washing machine and space for dryer. Radiator and half-glazed door to rear garden.

STUDY

12' 2" x 7' 11" (3.71m x 2.41m) widest points

Double glazed corner window with fitted blind, laminate flooring, fitted shelves to alcove and radiator. Ceiling light point, power and telephone socket.

FIRST FLOOR LANDING

Access point to loft and modern wooden internal doors to bedrooms, bathroom and laundry cupboard housing the gas boiler for the central heating system as well as the factory insulated water storage tank.

BEDROOM

11' 5" x 13' 9" (3.48m x 4.19m)

Double room fitted with an excellent range of bedroom furniture comprising of wardrobes with hanging rails and shelving and automatic lighting, two mirrored panels with drawer unit and fold down clothes rail behind plus further matching drawer unit. Radiator, double glazed window to rear looking towards the garden, ceiling light point and connecting door to en suite.

ENSUITE

5' 0" x 8' 7" (1.52m x 2.62m)

Modern shower three piece suite in white, comprising of shower cubicle with glazed door, thermostatic shower with fixed rain head and flexi track spray, WC with push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboard under and mirrored cabinet over. Modern panelling to half the walls with additional panelling to shower cubicle, wood grain laminate flooring, radiator, extractor, and inset lights to panelled ceiling.

BEDROOM

8' 4" x 11' 6" (2.55m x 3.51m)

Double room positioned to the rear of the property with two wood frame double glazed windows giving a pleasant aspect down to the garden. Radiator and ceiling light point.

BATHROOM

8' 2" x 8' 5" (2.49m x 2.57m)

Modern four piece suite in white comprising of twin ended bath with central mixer tap, pedestal wash hand basin with mixer tap with mirror fronted bathroom cabinet over, WC with push button flush and glazed quadrant shower cubicle with thermostatic shower, fixed rain head and flexi track spray. Modern panelling to walls and ceiling with inset lights, extractor fan and tall chrome ladder style towel radiator. Dark grey laminate flooring and two windows.

BEDROOM

8' 7" x 10' 3" (2.63m x 3.14m)

Double room with double glazed window giving a pleasant aspect towards the head of the cul-de-sac, radiator and ceiling light point.

BEDROOM

11' 6" x 9' 1" (3.53m x 2.79m)

Double room with wood frame double glazed window giving a pleasant aspect between the neighbouring properties towards farmland and trees beyond, radiator and ceiling light point.

EXTERIOR

Set on a corner plot position, with brick set driveway and access to garage. Pleasant garden area to the front with stone retaining wall and with access round to the rear.

The rear garden is an attractive feature of the property which is well stocked and presented offering lawn, flagged patio and mature borders with trees, shrubs and bushes.

GARAGE

17' 4" x 9' 3" (5.30m x 2.82m)

Single garage with up and over door, light and personal door to rear.