



**JH**  
Homes

**£293,500**



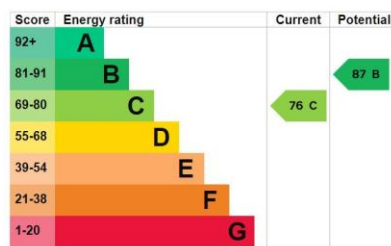
DIRECTIONS

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right turn into Monument Way. Proceed along Monument Way keeping to the right and follow the road round to the left where the property can be found on the right hand side.

GENERAL INFORMATION

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

The property can be found by using the following "What Three Words" <https://what3words.com/customers.crisper.mornings>



2



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**GARAGE & PARKING**

**Estate Agency Act 1979**

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**JH**  
Homes

**78 Monument Way,  
 Ulverston, LA12 9SY**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Excellent opportunity to purchase a modern detached home situated in this popular and sought after residential location in the market town of Ulverston. This comfortable home offers well planned accommodation perfect for the family buyer that briefly comprises covered porch, entrance hall, WC, lounge, dining room, kitchen, utility room and to the first floor three bedrooms, master with ensuite and bathroom. Set on a pleasant plot with driveway, garage and attractive and sunny rear garden bordered by farmland to the rear. Complete with gas central heating system and double glazing and offers perfect accommodation for a wide range of buyers including the family purchaser.



Accessed by way of a covered porch giving shelter to the composite double glazed front door with feature pattern glass upper panes opening into:

**ENTRANCE HALL**

Tiled floor, radiator and circuit breaker point.

**WC**

4' 7" x 3' 8" (1.42m x 1.12 m)

UPVC double glazed window to side, WC with push button flush and pedestal wash basin with tiled splash back. Radiator, ceiling light point and coat hooks to the wall.

**LOUNGE**

12' 4" x 12' 11" (3.76m x 3.94m)

UPVC double glazed bay window to front, radiator, coving to ceiling, electric light and power.

**DINING ROOM**

10' 8" x 9' 8" (3.27m x 2.95m)

Set of PVC double glazed patio doors to rear giving an outlook and access to the enclosed rear garden, two radiators, electric light and power. Open access to adjacent kitchen with door to under stairs store.

**KITCHEN**

8' 5" x 8' 8" (2.57m x 2.66m)

Fitted with a range of base, wall and drawer units with patterned work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiled effect splashbacks. Integrated appliances include gas hob with cooker hood over, low level electric oven, recess and plumbing for dishwasher and space for free standing fridge freezer to side. Open archway to utility room.

**UTILITY ROOM**

5' 4" x 5' 8" (1.63m x 1.75m)

Recess and plumbing for washing machine and recess for dryer. Base unit, work surface, splashback and stainless steel sink unit with mixer tap. Wall mounted Glow Worm boiler for the heating and hot water systems, radiator and door to side.

**FIRST FLOOR LANDING**

UPVC double glazed window looking to the land at the side, loft access and a door to an over stair airing cupboard with the pressurised hot water storage tank. Doors to all bedrooms and bathroom.

**MASTER BEDROOM**

10' 11" x 10' 11" (3.33m x 3.33m) plus wardrobe

Double room with uPVC double glazed window to front, radiator and TV bracket to wall. Door to ensuite shower room.



**ENSUITE**

4' 9" x 6' 10" (1.45m x 2.09m)

Three piece suite in white comprising of pedestal wash hand basin with glass shelf, mirror and electric shaver point over, shower cubicle with thermostatic shower and WC with push button flush. Tile effect panelling to half the walls plus the shower cubicle, ceiling light point and extractor. UPVC double glazed window.

**BEDROOM**

7' 10" x 6' 7" (2.40m x 2.03m)

UPVC double glazed window to rear offering a lovely aspect beyond the garden onto the adjacent farmland, radiator and ceiling light point.

**BEDROOM**

7' 10" x 10' 6" (2.41m x 3.21m)

UPVC double glazed window offering a pleasant aspect to rear, ceiling light point and radiator.

**BATHROOM**

6' 5" x 7' 3" (1.96m x 2.21m)

Three piece suite in white comprising of paneled bath with mixer tap, WC and pedestal wash hand basin. Tile effect panelling to walls, uPVC double glazed pattern glass window, extractor fan, radiator and tile effect vinyl flooring.

**EXTERIOR**

Double length driveway and access to garage. Front border and grassed area which is open to the adjacent communal land at the side. To the rear is a pleasant enclosed rear garden area with sunny aspects. Flagged patio, lawn, and borders to the perimeter with shrubs and bushes. Gravelled area to the rear of the garage with mature Maple tree and outside tap. To the side is a young laurel hedge and beyond open land.

**GARAGE**

Up and over door, electric light and power.

