



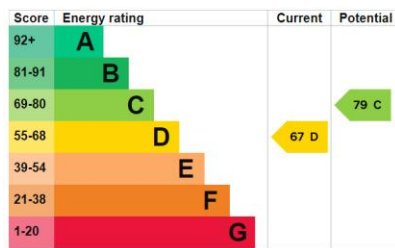
**DIRECTIONS**

From the office of JH Homes, turn up Market Street and at the Market Cross turn left onto Queen Street. Continue to the end of Queen Street to the traffic lights and turn left onto County Road, at the next set of lights turn right onto Devonshire Road passing under the railway bridge. The road becomes Victoria Road, carry on to the end and at the junction with Priory Road turn right. Continue for a short distance and turn right again into Rake Lane take the first left into Limetree Road, then first right into Hawthorne Avenue and the property is situated on the left hand side towards the top of road.

The property can also be found by using the following "What Three Words" <https://what3words.com/iterative.notices.dreading>

**GENERAL INFORMATION**

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



**£240,000**



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**GARAGE & PARKING**

**12 Hawthorn Avenue,  
 Ulverston, LA12 9JE**

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 and extended semi-detached home situated in this ever-popular residential location, the property has been extended to the front and rear and offers a comfortable and well presented three bedroom property perfect for a range of buyers including the family purchaser. Comprising of entrance porch, hall, lounge, dining/family room, kitchen to the ground floor and three bedrooms and bathroom. Complete with gas central heating system, uPVC double glazing, pleasant gardens to front and rear, with the rear offer and enclosed area complete with patio, lawn and an excellent garden shed. The location offers convenient access to local amenities, including the Croftlands Primary School, Ulverston Victoria Secondary School, Leisure Facilities, Bus Routes to the town centre and its comprehensive amenities.



Accessed through a modern composite door with feature pattern glass panes opening to:

**PORCH**

6' 8" x 5' 7" (2.05m x 1.72m)  
Tiled floor, uPVC double glazed window to side and radiator.  
Half glazed door to hall.

**HALL**

Radiator, meter cupboard and stairs to first floor. Half glazed door to lounge and uPVC double glazed window to side.

**LOUNGE**

14' 0" x 14' 2" (4.27m x 4.32m) widest points  
UPVC double glazed window to front, coving to ceiling and central fireplace with wooden mantel shelf, stove set to tiled hearth with the alcoves either side. Wood grain laminate floor, ceiling light point and opening into:

**DINING/FAMILY ROOM**

17' 5" x 8' 5" (5.31m x 2.57m) plus extension  
Set of PVC double glazed French doors opening to rear garden and door to kitchen. Three ceiling light points and two radiators.

**KITCHEN**

14' 8" x 6' 10" (4.48m x 2.10m)  
Galley style kitchen which is fitted with a modern range of base, wall and drawer units with high glass granite effect work surface over incorporating on and a half bowl stainless steel sink and drainer with mixer tap and white tiling to splash backs. Recess and point for electric cooker with cooker hood over, recess and plumbing for washing machine, space for dryer and space for fridge freezer. PVC double glazed stable style door to rear garden and uPVC double glazed window.

**FIRST FLOOR LANDING**

Corner cupboard with double doors, uPVC double glazed window offering a view to the side over the rooftops towards open countryside, and loft access.

**BEDROOM**

12' 10" x 10' 8" (3.91m x 3.25m)  
Double room with coving to ceiling, ceiling light point and radiator. UPVC double glazed window to rear offers a fabulous aspect over the rooftops of neighbouring properties with glimpses of Morecambe Bay in the distance.



**BEDROOM**

9' 9" x 7' 2" (2.98m x 2.19m)  
Further double room with radiator, coving to ceiling and ceiling light point. UPVC double glazed window with wooden blind.

**BEDROOM**

6' 11" x 9' 10" (2.11m x 3m)  
UPVC double glazed window to front with fitted blind, radiator, wood grain effect laminate style flooring and ceiling light point.

**BATHROOM**

5' 6" x 6' 3" (1.69m x 1.92m)  
Three piece suite in white comprising of bath with shower rail, screen and over bath shower, WC and wash hand basin set to wash stand with storage under and mixer tap. Tiling to splashbacks, radiator and uPVC double glazed window to rear.

**EXTERIOR**

To the front of the property is a hedge with pedestrian gate to a gravelled forecourt and stepping stones leading to the front door. The front garden area has shrubs, bushes, gate to side and path to rear. Good-sized rear garden area accessed from the kitchen or family room with upper flagged patio offering a good degree of sunlight and stepped access leading down to a lawn. The lower grassed area has borders around the perimeter, stocked with shrubs and bushes and to an excellent garden storage shed. To the side of the property is a path giving access to a gate leading to the front and offering space for bins and recycling.

