

Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

DIRECTIONS

Heading from Ulverston to Greenodd along the A590, turn left at Greenodd Roundabout signposted Penny Bridge. After a short distance, take a sharp left into Oak Vale where the property can be found on your right-hand side opposite High Garth.

The property can also be found by using the following "What Three Words" <https://w3w.co/along.agreeable.winter>

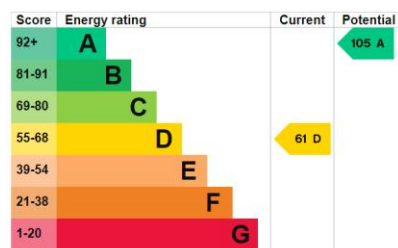
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness 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.



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GARAGE & PARKING

El Nathan, Penny Bridge,
Ulverston, LA12 7RQ

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Immaculate and well presented three/four bedroom detached bungalow, situated on a fantastic size plot, with impressive rear garden, ample parking and views. Comprising of lounge, PVC conservatory, dining room, modern breakfast/kitchen with integral appliances, utility room with attached WC/Cloaks, master bedroom, bathroom to the ground floor as well as two further double bedrooms and eaves storage to the first floor. Complete with gas central heating system, uPVC double glazing, single garage and rear garden with views across the distant fells with glimpses of Coniston Old Man. The village of Penny Bridge is a pretty hamlet on the very fringe of the Lake District National Park situated close to the village of Greenodd which boasts amenities such as Bakery, Public House, Fish & Chip Shop, Ice Cream Parlour, Primary School and Church. Within driving distance is the market town of Ulverston and its variety of individual shops, Booth's supermarket and Aldi. Early viewing is strongly advised to appreciate what is on offer, including the land, accommodation and superior location. Suitable for a variety of buyers ranging from the family home buyer to holiday let buyer, with the National Park and Lake District being on a short distance away.



Accessed through a PVC door with glazed, leaded inserts into:

ENTRANCE HALL

Stairs to first floor, door to lounge, dining room, kitchen, master bedroom and bathroom.

LOUNGE

18' 8" x 11' 8" (5.69m x 3.56m)
Open fireplace with wooden mantle and plinth, ceiling light point and radiator. UPVC double glazed window to front and double doors to:

CONSERVATORY

14' 1" x 5' 8" (4.29m x 1.73m)
Two external doors, radiator and uPVC double glazed windows to three sides.

KITCHEN

12' 0" x 9' 1" (3.66m x 2.77m)
Fitted with an extensive range of base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap and tiled splash backs. Integrated four ring gas hob with electric oven under and cooker hood over, space and plumbing for dishwasher and space for fridge/freezer. Ceiling light point, uPVC double glazed window to rear and sliding door to:

LOBBY

7' 9" x 4' 9" (2.36m x 1.45m)
Door to conservatory, space for fridge/freezer, storage cupboard and door to:

UTILITY ROOM/WC

Space and plumbing for washing machine, space for dryer and wall mounted combination boiler for the hot water and heating system. UPVC double glazed window to side.

DINING ROOM/BEDROOM

9' 10" x 11' 0" (3.0m x 3.35m)
Ceiling light point, radiator and double glazed bow window to front.



MASTER BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m)
Double room with uPVC double glazed window to rear with extensive views, ceiling light point and radiator.

BATHROOM

10' 9" x 5' 9" (3.28m x 1.75m)
Four piece suite comprising of panelled bath with shower above and screen, low level, dual flush WC, bidet and wash hand basin. Heated ladder style towel rail, full tiling to walls and floor, cladding to ceiling, ceiling light point and opaque uPVC double glazed window.

FIRST FLOOR LANDING

Door to both bedrooms, ceiling light point and eaves storage.

BEDROOM

11' 6" x 9' 1" (3.51m x 2.77m)
UPVC double glazed window to side, ceiling light point and radiator.

BEDROOM

10' 9" x 8' 11" (3.28m x 2.72m)
UPVC double glazed window to side aspect, ceiling light point and radiator.

EXTERIOR

Parking to the front with steps to entrance door and access from both sides to the rear garden. The rear offers an extensive garden laid mostly to lawn with established plants, shrubs and trees. Included in the sale is a shed and greenhouse.

GARAGE

Up and over door.

