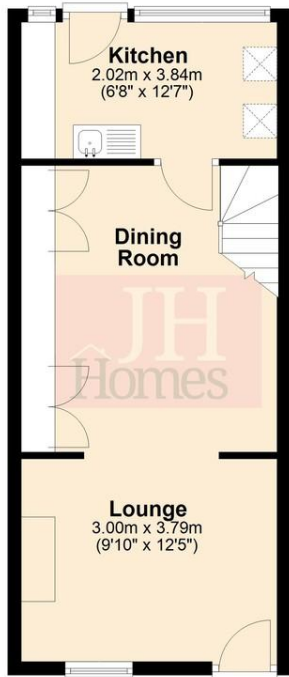
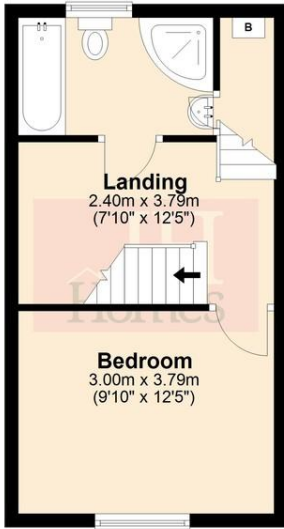


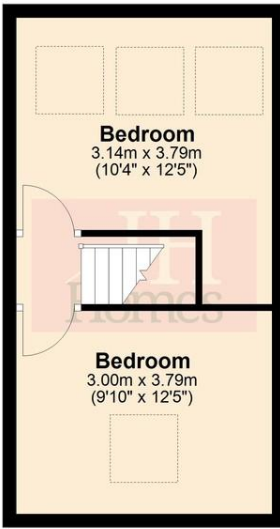
**Ground Floor**  
Approx. 36.0 sq. metres (387.0 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.4 sq. feet)



**Second Floor**  
Approx. 27.8 sq. metres (299.4 sq. feet)



Total area: approx. 91.6 sq. metres (985.9 sq. feet)

DIRECTIONS

Proceeding into the village from the Ulverston direction, after the pedestrian crossing turn right into The Green. Continue passed the green on your left-hand side and into Pit Lane and the property can be found on your right hand side after a short distance.

The property can also be found by using the following "What Three Words" <https://w3w.co/helped.gloves.mailer>

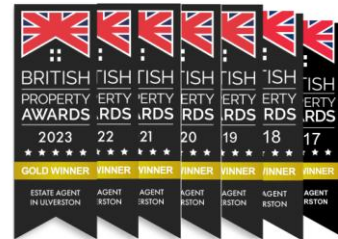
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



**£170,000**



2



3



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**15 Mount Pleasant, Lindal,  
Ulverston, LA12 0LZ**

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)

Well presented three bedroom terraced house situated in this popular village with rear garden. Comprising of lounge with log burner, dining room with built-in cupboards, kitchen with access to the rear as well as three bedrooms and bathroom over two further floors. Complete with split-level garden to the rear, gas central heating system and uPVC double glazing. The village itself has a popular primary school, public house and offers excellent access to the A590 travelling to Ulverston, Dalton, and Barrow-in-Furness. In all a superb opportunity in a popular location. Early inspection is strongly advised and would be suitable for a variety of buyers.



Accessed through a PVC door with glazed inserts into:

**LOUNGE**

12' 5" x 9' 10" (3.78m x 3m)  
UPVC double glazed window to front, original refurbished fireplace with brick inset and housing log burner. Storage cupboard and ceiling light point. Open to:

**DINING ROOM**

13' 10" x 9' 10" (4.22m x 3m)  
Storage cupboards, ceiling light point and stairs to first floor. Door to:

**KITCHEN**

12' 7" x 6' 7" (3.84m x 2.01m)  
Fitted with an older range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with tiled splash backs. Space and plumbing for washing machine, space for fridge/freezer and space and point for electric cooker. External door to rear yard, two uPVC double glazed windows to and three roof windows.

**FIRST FLOOR LANDING**

Access to bedroom and bathroom, ceiling light point and stairs to second floor.

**BEDROOM**

12' 5" x 9' 10" (3.78m x 3m)  
UPVC double glazed window to front aspect with views, ceiling light point and radiator.

**BATHROOM**

Four piece suite comprising of bath, corner walk-in shower cubicle, low level, dual flush WC and wash hand vanity basin. Over stairs cupboard housing combination boiler for the hot water an heating system, tiled floor, ceiling light point and opaque uPVC double glazed window.



**SECOND FLOOR LANDING**

Door to two bedrooms, ceiling light point and access to loft.

**BEDROOM**

12' 5" x 9' 10" (3.78m x 3m)  
Roof window, ceiling light point and radiator.

**BEDROOM**

10' 6" x 9' 10" (3.2m x 3m)  
Three roof windows, ceiling light point and radiator.

**EXTERIOR**

Split level rear garden with a variety of trees shrubs and bushes and storage shed. Enclosed rear yard accessed via the kitchen.

