

JH
Homes

£525,000



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GARAGE &
PARKING

10 The Knoll, Daltongate,
Ulverston, LA12 7TN

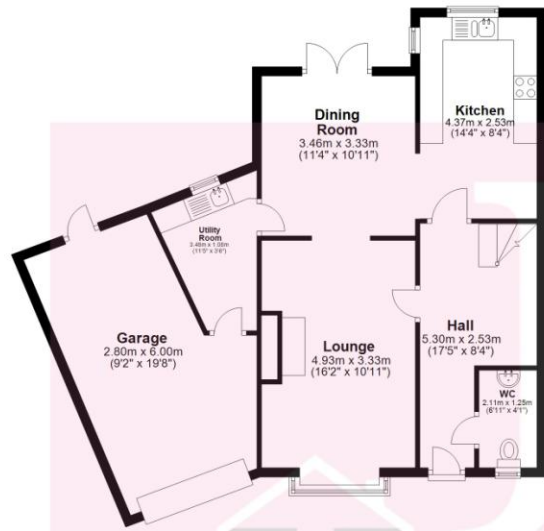
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

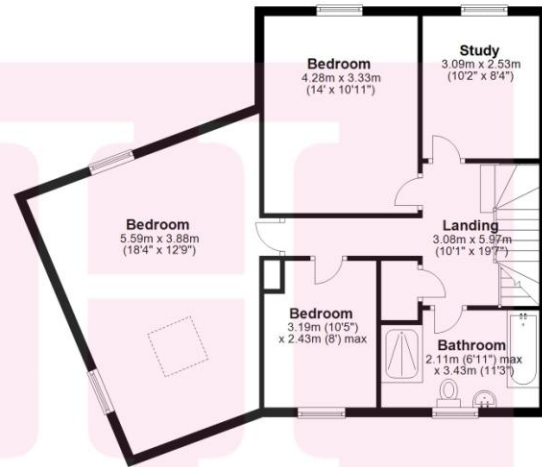
www.jhhomes.net or contact@jhhomes.net

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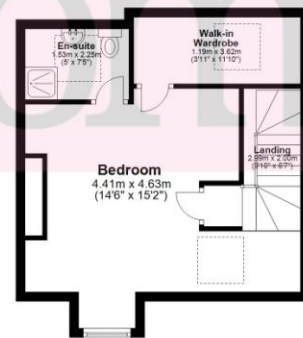
Ground Floor
Approx. 79.8 sq. metres (859.5 sq. feet)



First Floor
Approx. 75.7 sq. metres (814.5 sq. feet)



Second Floor
Approx. 35.0 sq. metres (376.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Situated on a prestigious development located at the top of Daltongate within easy reach of Ulverston's town centre this exclusive development of 10 homes is set around a central communal garden area. The property itself offers an excellent semi detached family home, having been owned by the current family since original construction, being well cared for and is presented to an excellent standard. Comprising of entrance hall, WC, lounge, dining room, utility room, fitted kitchen, five double bedrooms, master with ensuite and family bathroom. Complete with off road parking, integral garage and pleasant gardens to front, side and rear, screened with woodland to the rear. In all a superb family home in an excellent position that is a short walk to the town centre and also gives easy access to the retail area and Blue Light Hub, with M&S and ALDI virtually on the doorstep.



DIRECTIONS

From our office of JH Homes proceed up Daltongate at the side of The Farmers. Continuing up the hill passing Fallowfield Avenue on your left before taking the second turning on your left into The Knoll. The property can be found as you come in straight ahead of you.

The property can be found by using the following "What Three Words" <https://what3words.com/straddled.truck.barmaid>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The resident run Management Company collects a quarterly charge from all properties to cover upkeep of the communal areas.

The seller has advised that they would be open to paying the stamp duty for a buyer.





Accessed through a modern feature front door with leaded and pattern glass panes opening into:

ENTRANCE HALL

Coving to ceiling, staircase to first floor, wood grain effect laminate style flooring in a Chevron design, radiator, door to under stairs store and doors to lounge and kitchen.

WC

Fitted with a two piece suite comprising of WC with push button flush and pedestal wash basin with tiled splash back. Radiator, extractor fan and double glazed window with pattern glass pane.

LOUNGE

16' 2" x 10' 11" (4.93m x 3.33m)

Double glazed rectangular Bay window to the front with wood frame double glazed windows offering a lovely aspect over the front garden and driveway beyond towards the Knolls central garden area. Coving to ceiling, central fireplace in natural stone with contrasting stone inset, hearth with living coal flame fire. Two wall light points to alcove, radiator to bay and further radiator to the rear with open access to the dining room.

DINING ROOM

11' 4" x 10' 11" (3.45m x 3.33m)

Wood grain effect laminate style flooring, set of double-glazed French doors opening to rear patio and garden beyond. Open to side into kitchen and door to utility.

KITCHEN

14' 4" x 8' 4" (4.37m x 2.54m)

Fitted with a comprehensive range of SieMatic base, wall and drawer units with grey worksurface over incorporating one and a half bowl sink and drainer with mixer tap and rinser fitment. Integrated Neff appliances include gas hob with metal back plate and cooker hood over, built in microwave and oven, dishwasher and fridge and freezer with additional space for American style fridge freezer. Tiling to upstands, double glazed windows overlooking the attractive rear garden.

UTILITY ROOM

11' 5" x 3' 6" (3.48m x 1.07m)

Area of work surface incorporating stainless steel sink unit with mixer tap and cupboard below. Space and plumbing for washing machine and space for dryer. Extractor to wall, double glazed window with blind, radiator and connecting door to garage.



FIRST FLOOR LANDING

Stairs to top floor, door to airing cupboard housing Santan premier pressurised hot water tank.

BEDROOM

18' 4" x 12' 9" (5.59m x 3.89m) widest points Double room with light wood grain effect laminate flooring, two radiators and ceiling light point. Two double glazed roof lights with fitted blinds and double-glazed window to the rear looking towards the rear garden and woodland beyond.

BEDROOM

10' 5" x 8' 0" (3.18m x 2.44m) widest points Double room situated to the front, double glazed window with blind offering a lovely aspect towards the front garden. Radiator and ceiling light point.

BEDROOM

14' 0" x 10' 11" (4.27m x 3.33m) Double room situated to the rear with double glazed window offering a pleasant outlook down to the rear garden and woodland beyond, ceiling light point and radiator.

STUDY

10' 2" x 8' 4" (3.1m x 2.54m)

Double glazed window with fitted blind offering an aspect over the garden and woodland beyond, radiator and ceiling light point.

BATHROOM

Fitted with a four piece suite comprising of panelled bath, pedestal wash basin, WC with push button flush and glazed shower cubicle with fixed rain head shower and flexi track spray. Majority tiling to walls and floor, electric shaver light and extractor fan. Double glazed pattern glass window with blind, white ladder style towel radiator and spot lights to ceiling.

SECOND FLOOR LANDING

Access to master bedroom.

MASTER BEDROOM

14' 6" x 15' 2" (4.42m x 4.62m)

Situated to the top of the house with double glazed dormer window offering a pleasant aspect over the central garden of the Knoll. Additional double glazed roof light with blind, radiator and reading lights above the bed. To the side of the room is a door to a walk in dressing room and ensuite shower room.

WALK IN WARDROBE

3' 11" x 11' 10" (1.19m x 3.61m)

Double glazed roof light and a good range of fitted hanging rails, shelving and eaves storage cupboard.

ENSUITE

5' 0" x 7' 5" (1.52m x 2.26m)

Fitted with a three piece suite in white comprising of WC, pedestal wash basin with mixer tap and corner entry shower cubicle with thermostatic shower. Tiling to splashbacks and shower cubical, Velux roof light, fitted wall mirror and shaver light above as well as extractor fan. Wood grain effect vinyl flooring and white ladder style towel radiator.

EXTERIOR

Brick sett drive to front and access to garage with grassed areas to either side with mature shrubs and bushes making an attractive frontage. To the side is a flagged path accessing the rear garden and also a set of steps leading down to the banked woodland garden area.

To the rear of the property is a flagged patio offering a pleasant seating area, beyond which is access to a lawn. The garden offers a good degree of privacy and has mature woodland screening to side. Complete with sizeable deck which offers additional seating area.

GARAGE

9' 2" x 19' 8" (2.79m x 5.99m)

Up and over electrically operated door, personal door to rear and housing the Valiant gas boiler for the central heating and hot water systems. Electric light, power and circuit breaker control point.