

Total area: approx. 104.6 sq. metres (1126.0 sq. feet)

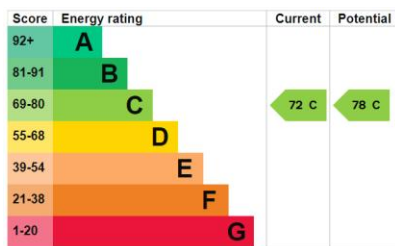
DIRECTIONS

Heading into the village from the Ulverston Direction, continue straight along the road once you get to village Avondale is just after the narrowing of the road and is the first, of the pair of semi detached properties on the right with steps going up to house and overlooking the Tarn.

The property can be found by using the following "What Three Words" <https://what3words.com/beeline.intruding.sued>

GENERAL INFORMATION

TENURE: Freehold  
 COUNCIL TAX: C  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, water and electric.



**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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Avondale, Great Urswick,  
 Ulverston, Cumbria, LA12 0SX

For more information call **01229 445004**

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Traditional semi detached home situated in an elevated position above the road in the picturesque village of Great Urswick and offering excellent views over the attractive Tarn. Deceptively spacious, the house has been extended to the rear offering most comfortable accommodation suited to a range of buyers including the family purchaser. Comprising of spacious entrance hall, WC, lounge, dining room leading into a garden room, kitchen and three bedrooms, bathroom to the first floor plus a loft room with Velux roof windows, complete with excellent sized garden to the rear. Low Furness Primary School is situated in the village and the popular Market Town of Ulverston plus its amenities are closeby and the lovely area of Birkrigg Common which is within walking distance, offering views over Morecambe Bay. This is a superb opportunity to purchase a comfortable home that benefits not only from double glazing and gas central heating system but also solar photovoltaic panels.



Feature PVC door with double glazed, leaded and pattern glass panes with further double glazed pane to the door frame opening into:

#### ENTRANCE HALL

Stairs to first floor with under stairs storage. Modern Worcester Bosch Boiler for the central heating and hot water systems, radiator, Karndean flooring and pine internal doors to lounge, dining room/garden room, kitchen and WC.

#### WC

Two piece suite comprising of dual flush WC and corner wash hand basin. Extractor fan and electric light.

#### LOUNGE

13' 10" x 11' 4" (4.22m x 3.47m) widest points  
UPVC double glazed bay window to front with bench seat and storage under, offering a fabulous view beyond the garden and towards Urswick Tarn and the surrounding countryside. Central, feature fireplace with dark wood stained fire surround, flagged hearth and housing a gas flame effect stove with built in bookcases to either side with storage under. Coving to ceiling, ceiling light point, radiator and power points.

#### DINING ROOM

11' 4" x 11' 11" (3.45m x 3.63m)  
Open access to garden room. Decorative, feature fireplace in slate with living flame gas fire and wooden mantle shelf over, side displays and alcove shelving. Coving to ceiling, ceiling light point radiator and power points.

#### GARDEN ROOM

8' 10" x 11' 11" (2.69m x 3.63m) Set of PVC double glazed patio doors giving access to rear garden and patio, radiator, ceiling light point, power points and coving to ceiling.

#### KITCHEN

7' 8" x 19' 8" (2.34m x 5.99m) widest points  
Extended to the rear and offers a well proportioned room comprehensively fitted with a range of base, wall and drawer units with slate effect work surface incorporating stainless steel sink unit with mixer tap positioned in front of the uPVC double glazed window giving a lovely aspect up the garden to the rear. Space and plumbing for washing machine, dishwasher, space and point for gas cooker with cooker hood over and further space for fridge freezer. Double glazed window to side, radiator, louvred door to electric meter and circuit breaker control point. PVC oak effect door to side and garden.

#### FIRST FLOOR LANDING

Turn at the three quarter landing with uPVC double glazed window, pine doors to bedrooms and bathroom and drop down aluminium ladder to loft room.

#### LOFT ROOM

17' 8" x 8' 8" (5.39m x 2.66m)  
Two Velux double glazed roof lights, ceiling light point, power points and solar inverter for the solar PV panels on the roof.

#### BEDROOM

11' 5" x 12' 0" (3.48m x 3.66m)  
Double room with coving to ceiling and uPVC double glazed window to front offering an excellent view over the beautiful Urswick Tarn and surrounding countryside. Range of built in bedroom furniture to one wall with two mirrored panels, drawer unit and matching bedside units.

#### BEDROOM

9' 11" x 11' 11" (3.02m x 3.63m)  
Double room with built in bedroom furniture to include, wardrobes, set of central drawers and display shelves. Radiator, uPVC double glazed window to the rear offering a lovely outlook to the rear garden and ceiling light point.



#### BEDROOM

7' 2" x 8' 2" (2.19m x 2.50m)  
Single room positioned to the front of the property with uPVC double glazed window offering a lovely aspect over the tarn and countryside beyond. Built in furniture with wardrobes, shelving and bridging unit, radiator and coving to ceiling.

#### BATHROOM

7' 2" x 6' 11" (2.20m x 2.12m)  
Three piece suite comprising of pedestal wash hand basin, WC and panelled bath with traditional style mixer tap shower attachment and over bath Mira shower with shower rail. Tiled to splash backs and approximately half the walls with mirror above the sink and electric shaver light. Radiator, tile effect flooring and uPVC double glazed window to rear.

#### EXTERIOR

To the front of the property is a galvanised pedestrian gate giving access to a set of steps leading to the front garden and property. The front garden is pleasantly presented with flagged patio seating area and areas of lawn to either side with shrubs and bushes with young Laurel Hedge to the neighbouring property. Set of steps with galvanised handrails leading to front door and to the side of the property is a brick set pathway and side border with gate to rear garden. From the kitchen the door opens to the side of the property where there is a continuation of the brick set pathway, wooden garden storage shed and outside water tap. From here there is access to the rear garden. The rear garden is an attractive feature of the property with lower brick set patio with two areas of stepped access to the lawn. The lawn is of a good size, perfect for a young family with mature borders, shrubs and bushes to the either side. To one side there is a path leading to a pleasant seating area and beyond which to the end of the lawn there is a fenced area, upper patio and archways giving access to the top garden. The top garden has been in the past used as a successful vegetable garden it is a good size and there to the corner is a workshop/store.

#### WORKSHOP/STORE

15' 8" x 8' 0" (4.79m x 2.44m)  
Concrete sectional building with electric light, power and up and over door,. Double glazed window and PVC door to side.

