

Ground Floor
Approx. 48.2 sq. metres (519.3 sq. feet)



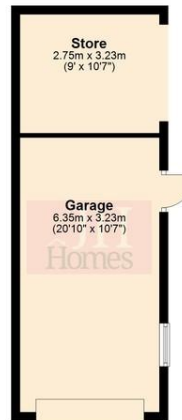
First Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



Second Floor
Approx. 22.7 sq. metres (244.9 sq. feet)



Ground Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 134.2 sq. metres (1444.9 sq. feet)

DIRECTIONS

Proceeding into the village from the Ulverston and Swarthmoor direction and upon entering Lindal, take your second left into Railway Terrace where the property can be found on the right hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/deduced.songbirds.dwelled>

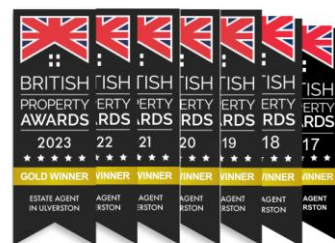
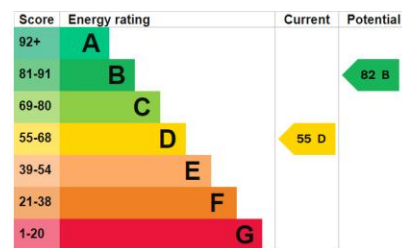
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.



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.



JH Homes

£215,000



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GARAGE & PARKING

16 Railway Terrace, Lindal,
Ulverston, Cumbria, LA12 0LQ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Extended three bedroom end terraced cottage situated in the popular village which has recently undertaken modernisation by the current vendor. The property includes parking, garage and garden area with early inspection strongly advised to appreciate the quality of this family sized property that would be suitable for a variety of buyers. Comprising entrance vestibule, lounge, dining room and modern fitted kitchen to the ground floor with two double bedrooms and family bathroom to the first floor as well as a further bedroom with storage cupboard to the second floor. Externally to the rear of the property is a yard, giving access to a drying room, complete with WC and space for washing machine and dryer and further storage shed. Parking over the road with garage that has light and power. Behind the garage is a garden area which is an excellent additional benefit to this great home. In all a superb opportunity in a popular location with the village itself having a popular primary school, public house and offering excellent access to the A590 travelling to Ulverston, Dalton, and Barrow-in-Furness.



Accessed through a door into:

ENTRANCE VESTIBULE

Door to:

LOUNGE

23' 11" x 12' 1" (7.30m x 3.70m)

Dual aspect uPVC double glazed window to front and rear, coal effect living flame gas fire with marble effect back and plinth and pine-stained surround, two Radiators and door to:

INNER HALL

Stairs to first floor and door to:

DINING ROOM

8' 11" x 6' 3" (2.72m x 1.92m)

UPVC double glazed window to side, radiator and archway to:

KITCHEN

10' 11" x 6' 3" (3.35m x 1.92m)

Fitted with a good range of base, wall and drawer units with worktop over incorporating electric oven, with gas hob and cooker hood over. Space and plumbing for dishwasher and space for fridge and freezer. External door to rear yard and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Stairs to second floor.

BEDROOM

12' 2" x 9' 6" (3.71m x 2.90m)

UPVC double glazed window to front and radiator.

BEDROOM

12' 1" x 6' 0" (3.70m x 1.85m)

Wardrobe, radiator and uPVC double glazed window to rear.



BATHROOM

8' 11" x 6' 3" (2.72m x 1.92m)

Luxury four piece suite comprising of bath with mixer taps, walk-in shower cubicle, WC and wash hand vanity basin. UPVC double glazed window to side and heated towel rail.

SECOND FLOOR LANDING

Access to a further bedroom.

BEDROOM

16' 6" x 12' 0" (5.04m x 3.68m)

Radiator, storage cupboard and further eaves storage. Combination boiler for the hot water and heating system and uPVC double glazed window to rear.



EXTERIOR

To the rear of the property is a yard with access to side service road and doors to drying room and store.

The front offers parking with access to the garage and rear garden. The garden is grassed with a variety of trees, shrubs and bushes and store which is attached to the garage.

DRYING ROOM/STORE

WC, space and plumbing for washing machine, light and power.

GARAGE

20' 5" x 10' 7" (6.23m x 3.23m)

Up and over door, light, power and pedestrian door.

