

JH  
Homes

£320,000



Total area: approx. 123.4 sq. metres (1328.2 sq. feet)

#### DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediately right towards Urswick and at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction and at the following "T" junction, turn right onto Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and as you enter Gleaston, second left onto The Guards and continue to the end with the junction of Piel View where the property can be found in front of you.

The property can be found by using the following "What Three Words" <https://w3w.co/values.giants.nurse>

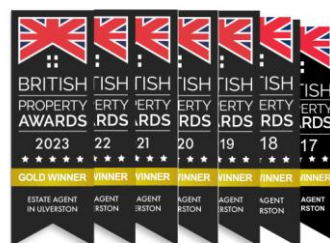
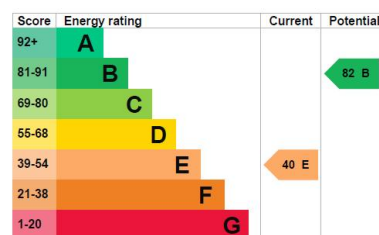
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services including electric, water and drainage. LPG tank and connections in the utility room.



#### 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

3 Piel View, Gleaston,  
Ulverston, LA12 0QQ

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)



Superb mid of terrace village cottage with contemporary layout and features including woodburning stoves, wooden flooring to reception rooms and modern upgraded features including LPG central heating system and luxury bathroom. Formally two cottages which have been beautifully modernised by the current owners and will be fully appreciated upon recommended viewing. Comprising of dining room, lounge, inner hall, galley kitchen, WC and utility room to the ground floor and four double bedrooms and fabulous family bathroom to the first floor. Forecourt to the front and well maintained mature garden, parking and garage with vehide access from Main Street to the rear. Complete with views to the front, LPG Central Heating and uPVC double glazing. The location offers convenient access back to Ulverston and onto the A590 for travel to Barrow in Fumess with Gleaston being a pleasant and very popular, village bordering South Lakeland and Furness.



Accessed through a PVC door into:

- PORCH**  
Two windows and door to:
- DINING ROOM**  
13' 10" x 10' 2" (4.24m x 3.11m)  
Focal multi fuel stove set to hearth with wooden frame over, alcove shelving and cupboard to side, wooden flooring and radiator. UPVC double glazed window to front aspect and doors to lounge and inner hall.
- LOUNGE**  
19' 8" x 10' 11" (6m x 3.35m)  
Dual aspect uPVC double glazed windows, feature multi fuel stove set to hearth, wooden flooring, recessed shelf with cupboard under and radiator. UPVC double glazed window to front aspect and door to:
- INNER HALL**  
PVC door to the rear courtyard, slate flooring, stairs to first floor and door to:
- KITCHEN**  
11' 0" x 6' 8" (3.37m x 2.04m)  
Fitted with a range of base and drawer units with worktop over incorporating sink and drainer with swan necked mixer tap, chrome handles and tiled splashbacks. Eye level integrated oven with microwave above, dishwasher, space for fridge/freezer and four ring gas hob. Tiled flooring, spot light to recess and ceiling. UPVC double glazed window to side and door to:
- INNER HALL**  
Open to utility room and door to:
- WC**  
Two piece suite comprising of WC and wash hand basin. UPVC double glazed window.
- UTILITY ROOM**  
6' 9" x 6' 8" (2.08m x 2.04m)  
Space and plumbing for washing machine, wall mounted combination boiler for the hot water and heating system, door to courtyard and window to rear.
- FIRST FLOOR LANDING**  
Access to all upper rooms.



- BEDROOM**  
16' 4" x 8' 11" (4.98m x 2.74m)  
Double room with uPVC double glazed window to front with views and radiator.
- BEDROOM**  
10' 8" x 9' 0" (3.26m x 2.75m)  
UPVC double glazed window to front aspect and radiator.
- BEDROOM**  
11' 1" x 8' 6" (3.40m x 2.61m)  
Radiator and uPVC double glazed window to rear with views of the garden.
- BEDROOM**  
12' 2" x 6' 8" (3.71m x 2.04m)  
UPVC double glazed window to rear, walk in storage and radiator.
- BATHROOM**  
Modern three piece suite comprising WC, wash hand basin and 'P'-shaped bath. Heated towel rail and uPVC double glazed window to rear.
- EXTERIOR**  
Gated forecourt to the front with the rear of the offering steps down to a private and enclosed rear garden mainly laid to lawn with mixed shrub and flower borders. Path to garage and main street.
- GARAGE**  
20' 5" x 10' 7" (6.23m x 3.24m)  
Up and over door, power and light.

