

Total area: approx. 113.7 sq. metres (1223.9 sq. feet)

DIRECTIONS

From Ulverston town centre follow the road up Daltongate and turn right into Stockbridge Lane. Follow signs for approximately 4 miles towards Beckside and Kirkby-in-Furness. Once in Kirkby, turn left and the property can be found directly in front of you, after St Cuthberts Church on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/solids.campsites.followers>

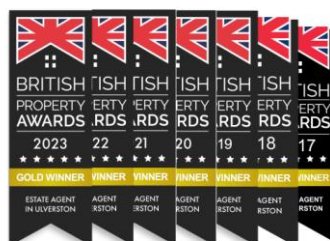
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

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.

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GARAGE

The Punch Bowl,
Beckside, Kirkby-in-Furness, LA17 7TG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Opportunity to purchase this traditional three bed cottage set in the sought after village of Kirkby, located close to the train station, local shop and on the edge of the Lake District and National Park. This home is perfect for exploring all the area has to offer and is full of charm and traditional features with some modernisation required but having the potential to make a fantastic home or holiday cottage. To the ground floor, there is a spacious lounge with slate flooring, original wooden beams and fi replace with log burner, dining room, family kitchen and utility area. The first floor accommodation offers three good sized bedrooms, bathroom and access to a loft space. Externally, is a garage and patio area to the rear. Complete with part gas central heating system and some double glazing, this property must be viewed to be appreciated.



HALL
Access to lounge, dining room and kitchen. Stairs to first floor.

LOUNGE
15' 9" x 8' 7" (4.8m x 2.62m)
Glazed window to front, central feature multifuel burner set in original surround, slate flooring, beams to ceiling and door to utility room.

DINING ROOM
11' 8" x 12' 8" (3.56m x 3.86m) widest points
Two windows to front, coal effect living flame gas fire with feature surround, slate flooring and beams to ceiling.

KITCHEN
7' 4" x 14' 8" (2.24m x 4.47m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer and matching handles. Integrated electric oven and gas hob with cooker hood over, space for fridge and window to side. Door to:

UTILITY ROOM
External door with matching side panels to shared courtyard, Belfast sink, space and plumbing for washing machine and wall mounted combination boiler for the hot water and heating system.

FIRST FLOOR LANDING
Doors to all upper rooms.



BEDROOM
15' 5" x 8' 7" (4.7m x 2.62m)
Window to front, original style, feature fireplace and exposed flooring.

BEDROOM
14' 7" x 8' 11" (4.44m x 2.72m)
Window to front.

BEDROOM
9' 5" x 7' 8" (2.87m x 2.34m)
Window to front and radiator.

BATHROOM
Three piece Victorian style suit comprising of WC, wash hand basin and bath with mixer shower over. Tiling to walls, wood laminate flooring and radiator. Window to side.

EXTERIOR
Shared courtyard to rear with shared ginnel to front street.

GARAGE
11' 3" x 17' 7" (3.45m x 5.37m)
Double wooden doors, window and vaulted ceiling ideal for storage.

