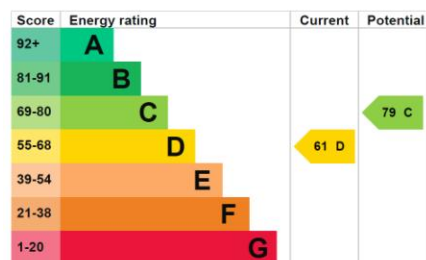


DIRECTIONS

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance there is the Bardsea Caravan Park on the right-hand side, after this is the entrance to the Rowland Homes and after a short while you will find Carisbrook on your right.

The property can be found by using the following "What Three Words" <https://w3w.co/lecturers.brambles.ranches>



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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric

JH
Homes

£365,000



3



3



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GARAGE &
PARKING

JH
Homes

Carisbrooke, Priory Road,
Ulverston, LA12 9QE

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase a spacious family sized semi detached home situated to the edge of Ulverston and yet convenient for local amenities. Positioned on a pleasant, elevated plot with driveway parking extending to the garage and attractive gardens front and rear. Recommended for internal viewing to appreciate the comfortable and spacious accommodation which is well appointed and presented and benefits from uPVC double glazing and gas fired central heating system. Due to its slightly elevated position there is a lovely aspect beyond Priory Road to the front and over the surrounding countryside and hills in the distance. Comprising of hallway, lounge, dining room, conservatory and kitchen to the ground floor with three good bedrooms, bathroom and shower room to the first floor. This is an ideal opportunity to purchase a most comfortable home at the edge of town with the beach at Bardsea been a short drive away.



Accessed through a PVC door with glazed inserts into:

ENTRANCE HALL

Circular window to front, stairs to first floor with understairs area and wood style laminate flooring. Door to lounge, dining room and kitchen.

LOUNGE

13' 9" x 10' 9" (4.19m x 3.28m)
Wall mounted living flame effect, electric fire, picture rail, wall light point and two radiators. PVC French style double glazed double doors to the rear garden and uPVC double glazed window to front.

DINING ROOM

11' 1" x 9' 9" (3.38m x 2.97m)
Wood style laminate flooring, serving hatch from kitchen, tall radiator and picture rail. Open to:

CONSERVATORY

9' 9" x 10' 10" (2.97m x 3.3m)
Centre fan with light, wood style laminate flooring and radiator. PVC French style double glazed double doors and uPVC double glazed windows to rear garden.

KITCHEN

13' 8" x 8' 10" (4.17m x 2.69m)
Fitted with a range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap, chrome handles and splashback tiling. Integrated electric oven, gas hob and cooker hood over. Space for under counter fridge, space and plumbing for dishwasher and tall unit housing combination boiler for the hot water and heating system. Two wine racks, breakfast bar area and tall radiator. Two uPVC double glazed windows to rear and side.

FIRST FLOOR LANDING

Access to three bedrooms, bathroom and shower room. UPVC double glazed window to front.

BEDROOM

14' 2" x 9' 7" (4.32m x 2.92m)
Dual aspect uPVC double glazed windows with fine views, mirror fronted wardrobes offering shelving and hanging space to alcoves and two radiators.

BEDROOM

10' 9" x 9' 10" (3.28m x 3m)
Further double room with radiator and uPVC double glazed window to rear.



BEDROOM

8' 2" x 8' 11" (2.49m x 2.72m)
UPVC double glazed window to rear, loft access and radiator.

BATHROOM

5' 5" x 5' 5" (1.65m x 1.65m)
Three piece coloured suite comprising of WC, wash hand basin and bath with shower over. Heated towel rail, tiling and uPVC double glazed window to front.

SHOWER ROOM

4' 3" x 4' 8" (1.3m x 1.42m)
Three piece suite comprising of WC, wash hand basin and shower cubicle. Heated towel rail, tiling and uPVC double glazed window to side.

EXTERIOR

Gated access to a good sized driveway giving access to the front door, side aspect, rear garden and garage. Laid mostly to lawn to the front with established tree. Low maintenance rear garden split to two levels with patio and stone chipped areas, storage shed and is enclosed for privacy considerations.

GARAGE

19' 2" x 11' 2" (5.84m x 3.4m)
Double doors to front, widow to side, upper loft storage, light and power.

