

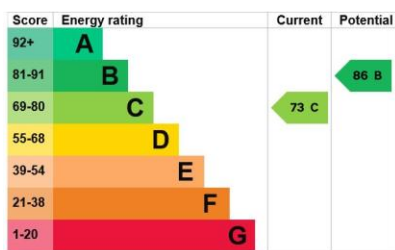
DIRECTIONS

From the Coronation Hall proceed across at the traffic lights onto Victoria Road and proceed under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op and turn right onto Oakwood Drive. As you start to go up Oakwood Drive, passing Lime Tree Road take your next right onto Underwood Road, where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/bonds.indeed.kilt>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland and Furness District Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.



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

£210,000



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GARAGE & PARKING

1 Underwood Road,
 Ulverston, LA12 9JF

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Local occupancy comfortable semi detached house situated in this excellent position situated just off Oakwood Drive on the popular Crossland estate. Having been owned for many years and occupying a good plot with driveway, attached garage/store and excellent garden space to the rear that is boarded by the recreation field. Having recently had replacement uPVC double glazed windows to compliment the already installed gas fired central heating system with the accommodation comprising entrance hall, lounge, dining area, kitchen and out house to the ground floor with three bedrooms, bathroom and separate WC to the first floor. Offering great potential for further modernisation and personalisation depending on buyers requirements and offers a great home suitable to arrange buyers including the family purchaser. Viewing is invited with appointments available through JH Homes.



Accessed through a modern PVC mahogany shaded front door with glazed inserts and matching side window, opening to:

HALL

Wood grain laminate flooring fitted coat hooks to the wall, meter cupboard and radiator. Internal doors to lounge, kitchen and under stairs cupboard with borrowed light window from the kitchen.

DINING ROOM

10' 10" x 11' 10" (3.3m x 3.61m)
Situated to the front of the property with modern uPVC double glazed window with the twin opening upper panes, radiator, electric light and power. Archway to lounge.

LOUNGE

12' 7" x 11' 9" (3.84m x 3.58m)
Well proportioned room with central fireplace, pine fire surround, conglomerate style inset, hearth and housing living flame effect fire. UPVC double glazed window to rear with twin opening upper panes looking to the rear garden and radiator.

KITCHEN

7' 11" x 5' 11" (2.41m x 1.8m)
Fitted with a range of base, wall and drawer units with granite effect work surface incorporating stainless steel sink unit with mixer tap. Space and point for electric cooker, recess for fridge and recess for freezer. Wall mounted Worcester boiler for the heating and hot water system, radiator and half glazed PVC to the rear porch.

REAR PORCH

Wooden door to side garden and further door to outhouse.

FIRST FLOOR LANDING

Radiator, uPVC double glazed window and access to loft.

BEDROOM

12' 7" x 8' 11" (3.84m x 2.72m)
Double room to the rear of the property with built-in bedroom furniture comprising of wardrobes and upper storage space, further built in storage cupboard and low-level drawer unit. UPVC double glazed window to rear with an open aspect over the garden and recreation field beyond.



BEDROOM

10' 10" x 9' 3" (3.3m x 2.82m)
Further double room situated to the front of the property with radiator and uPVC double glazed window with twin opening upper panes.

BEDROOM

7' 10" x 8' 4" (2.39m x 2.54m)
Single room with bulkhead platform, uPVC double glazed window and radiator.

BATHROOM

Fitted with a two piece suit in grey comprising of wash hand basin set to vanity unit with storage under and bath with glazed shower screen and electric shower over. Tiling to the splash back and surrounds, uPVC double glazed pattern glass window and radiator.

WC

Separate WC and uPVC double glazed window.

GARAGE

15' 1" x 8' 11" (4.6m x 2.72m)
Attached single garage with window to rear, electric light, shelving to walls and up and over door.

EXTERIOR

Drive to front with front forecourt providing parking and access to attached garage/store. To the side of the house is a water tap with the rear garden being a good size and offering excellent potential for general landscaping with lovely sunny aspects. Aluminium greenhouse, garden storage shed and further wooden building with kennel area. To the upper part of the garden is a raised deck offering a pleasant seating area with the garden getting a good amount of natural sunlight throughout the day.

