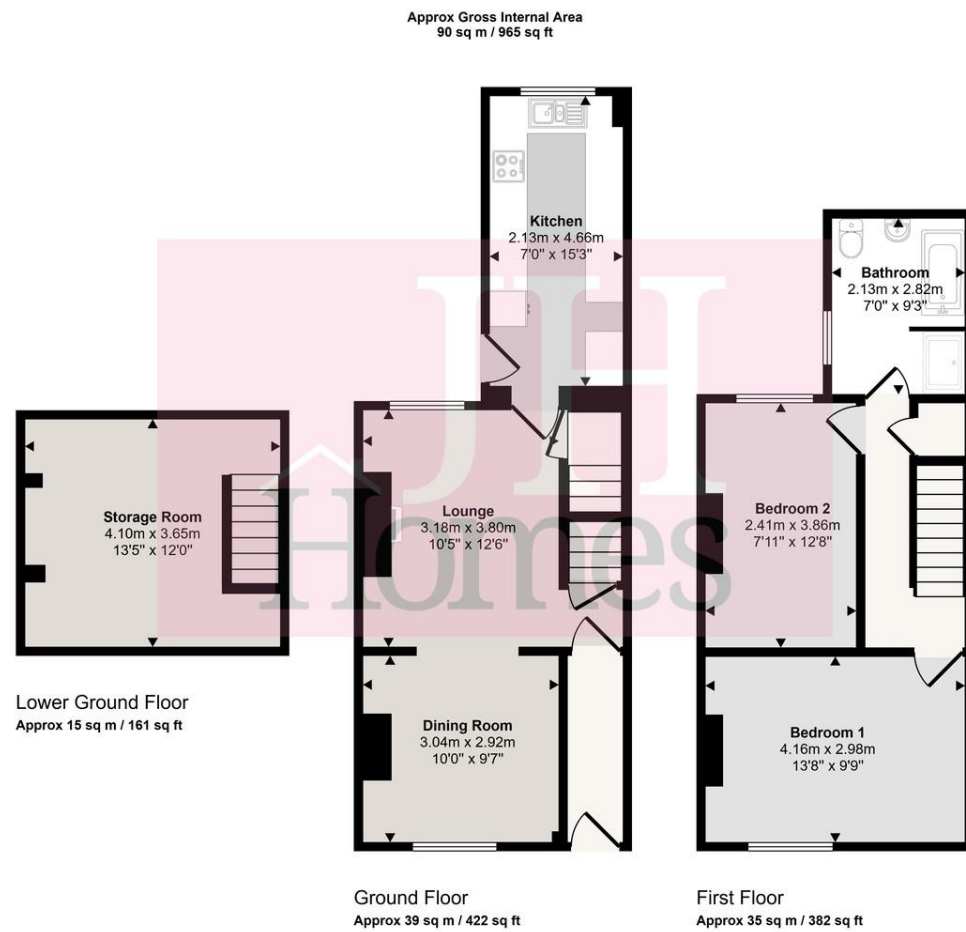


£150,000

JH  
Homes



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### DIRECTIONS

Entering Lindal from Ulverston, Proceed past Bank Terrace on the right, and before you reach the pedestrian crossing the property can be found on the right before reaching Railway Terrace on the left.

The property can also be found by using the following "What Three Words" <https://w3w.co/apart.represent.hothouse>

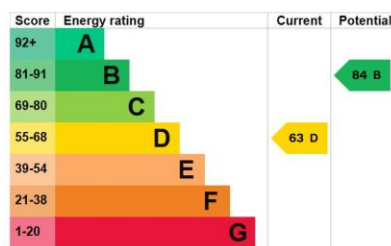
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness 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.

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2



2



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PARKING

35 Ulverston Road, Lindal,  
Ulverston, LA12 0LH

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)



Great opportunity to purchase a traditional terrace house situated in this prominent position in the popular village of Lindal in Furness. Offering accommodation that is suited to a wide range of purchases including the first-time purchaser and has the excellent advantage of a good sized area of ground to the rear perfect for providing off-road parking, building a garage (subject to the usual permissions) or creating a formal garden space. Comprising of entrance hall, open lounge with dining area to front, fitted kitchen, cellar to the lower two floors and two bedrooms and a family bathroom to the first floor. Complete with uPVC double glazing with acoustic sound reducing glass to the front and gas central heating system. Having been occupied for many years by the current owner and is offered for sale due to downsizing with early viewing both invited and recommended to appreciate this pleasant home good potential and excellent outside space.



Accessed through a feature PVC door with circular double glazed pattern glass pane and window to the door frame. Opening to:

**ENTRANCE HALL**

Pine paneling to ceiling and pine multi pane glazed door to lounge.

**LOUNGE**

12' 6" x 10' 5" (3.81m x 3.18m)  
Central decorative fireplace with pine shaded surround, tiled inset and hearth with living coal flame gas fire. UPVC double glazed window to rear looking towards the rear garden, parking area and fields beyond. Radiator, archway to adjacent dining room and doors to cellar, stairs and kitchen.

**CELLAR**

13' 5" x 12' 0" (4.09m x 3.66m)  
Offering a useful general storage space with light point.

**DINING ROOM**

10' 0" x 9' 7" (3.05m x 2.92m)  
UPVC double glazed window with acoustic glass to front, radiator and meter cupboard to corner of the room.

**KITCHEN**

15' 3" x 7' 0" (4.65m x 2.13m)  
Fitted with a comprehensive range of base, wall and drawer units with worktop over incorporating white ceramic sink unit with mixer tap. Integrated double oven and grill and gas hob with canopy cooker hood over. Space and plumbing for washing machine, space for dryer and space for fridge/freezer. Tiling to floor, radiator, uPVC double glazed window offering a lovely aspect to the garden, parking and the fields beyond and PVC door with pattern glass pane to rear yard and garden beyond.

**FIRST FLOOR LANDING**

Radiator, doors to bedrooms and bathroom and door to storage cupboard with shelving.



**BEDROOM**

13' 8" x 9' 9" (4.17m x 2.97m)  
Generous double room to the front of the property with radiator and uPVC double glazed window with acoustic glass looking directly to the road.

**BEDROOM**

12' 8" x 7' 11" (3.86m x 2.41m)  
UPVC double glazed window to the rear offering a view over the garden, parking area and the fields beyond and radiator.

**BATHROOM**

9' 3" x 7' 0" (2.82m x 2.13m)  
Fitted with a four piece suite comprising of glazed shower cubicle with thermostatic shower and tile surround, paneled bath, pedestal wash hand basin and WC. Tiling to walls, exposed beam and radiator. UPVC double glazed window with pattern glass pane to side.

**EXTERIOR**

To the rear is access to a flagged yard with outside tap. Leading to access across the communal path with a decorative wooden Arbour to the sizable rear garden area and parking. Excellent space that is very versatile and accessed from the lane at the end of the terrace.  
The area offers parking and hard landscaped seating area with raised flagged area to the rear offering a lovely aspect over the adjacent farmland. The drive to the side is shared with the neighboring property offering vehicle access and the rear path is for access and bin removal for the neighbors.

