

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

From our office proceed onto Queen Street to the traffic lights on the A590. Take a left hand turn as though heading out of town, continue on the road through three sets of traffic lights then turn right onto North Lonsdale Road where the auction mart is on your left. Proceed down this road until you approach a roundabout keeping left to head towards Canal Foot.

The property can be found by using the following "What Three Words" <https://w3w.co/butternut.become.fame>

GENERAL INFORMATION

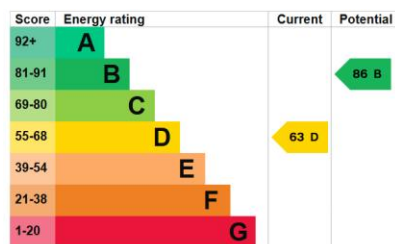
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: To the right-hand side whilst facing the property, the upper two floors are part of a flying freehold with the neighbouring property. This area passes over the kitchen and back kitchen/utility.



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.



£320,000



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GARAGE & PARKING

Bramley Cottage, Canal Foot,
Ulverston, LA12 9EL

For more information call **01229 445004**

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

Excellent traditional end terraced property in a fabulous location at the picturesque Canal Foot. Benefiting from ample off-road parking, carport, garage and attractive gardens to the front, side and rear. In need of general modernisation and refurbishment but offering super potential to create a most comfortable home of character in this fantastic location. Comprising of vestibule, hall, kitchen, secondary reception room, lounge, utility/WC to the ground floor and three double bedrooms and a spacious bathroom to the first floor. Complete with gas fired central heating system, majority uPVC double glazing and offered vacant with no upper chain.



Accessed through wooden half glazed front door into:

PORCH

Traditional style tiled floor and internal single glazed door to:

ENTRANCE HALL

Tile effect vinyl flooring and access to kitchen, utility/WC, lounge and secondary reception room.

SECONDARY RECEPTION ROOM

9' 8" x 14' 0" (2.95m x 4.27m)
Tiled fireplace and open grate for a real fire and uPVC double glazed window to the front looking towards the garden and driveway with glimpses of the bay and countryside beyond.

LOUNGE

13' 8" x 14' 0" (4.17m x 4.27m)
Two windows to the rear, one double glazed pane and the other secondary glazed, both looking towards the rear garden. Red brick, feature fireplace with tiled hearth and TV display to side, alcove with shelving, radiator and door to garage and under stairs storage.

KITCHEN/DINER

16' 2" x 9' 1" (4.93m x 2.77m)
Fitted with an older range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink with mixer tap. Integrated electric oven and gas hob and space for fridge/freezer, exposed beam feature shelving to wall and uPVC double glazed window to the front looking over the garden area with glimpses of the bay to the side.

UTILITY ROOM/WC

9' 2" x 12' 9" (2.79m x 3.89m)
WC and pedestal wash hand basin. Space and plumbing for washing machine, two exposed beams, tiling to part of the walls and fitted shelving. UPVC double glazed window to rear.

FIRST FLOOR LANDING

Radiator, stairs to second floor and uPVC double glazed window to side. Painted latch handled, tongue & groove doors to bathroom and bedroom.

BEDROOM

11' 6" x 14' 1" (3.51m x 4.29m)
Double room situated to the rear of the property with a range of corner wardrobes, traditional door to over stairs storage, radiator and uPVC double glazed window looking towards the garden.

BATHROOM

9' 10" x 13' 10" (3m x 4.22m)
Three piece suite in sage green comprising of pedestal wash hand basin with mirror over, WC and paneled bath with mixer tap shower and shower rail. Tiling to splash backs, radiator and uPVC double glazed window offering a fabulous aspect over canal foot the lock and bay beyond.

SECOND FLOOR LANDING

Two traditional tongue and groove doors with latch handles providing access to two bedrooms and loft.



BEDROOM

12' 8" x 13' 11" (3.86m x 4.24m)
Spacious double room with low-level uPVC double glazed window offering panoramic views over Canal Foot Lock and beyond towards the bay. Radiator, timber features to ceiling and over stairs storage cupboard.

BEDROOM

11' 4" x 14' 0" (3.45m x 4.27m)
Further double room to the rear, uPVC double glazed window with deeper sill offering a pleasant aspect to the rear garden and neighbouring land beyond, timber features to ceiling and radiator.

EXTERIOR

Situated close to the canal, Morecambe Bay and is in a fabulous location for walks from your doorstep. Accessed by an open gate to the tarmac drive leading to a covered carport with doors beyond to the garage. The front forecourt garden has a flagged patio seating area with borders to the perimeter and block-built coal bunker. To the other side of the drive is access to the side and rear gardens. The side garden is level with a lawn, mature shrubs and bushes to the borders with lovely sunny aspects throughout the day and offers views over the bay. A flagged area sits on two levels with useful garden storage buildings and stepped access to a sloping lawn with path to the side leading to the rear. The rear garden offers a patio area with summer house, an area of lawn and steps to a further lower patio seating area.

CARPORT

Covered area with water tap.

GARAGE

15' 9" x 10' 11" (4.8m x 3.33m)
Wooden doors, shelving and single glazed window to rear. Wall mounted Gloworm boiler for the central heating and hot water systems, electric meters and gas meter all located within the garage along with connecting door to lounge.

