

DIRECTIONS

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way where the property can be found on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/escalates.october.paves>

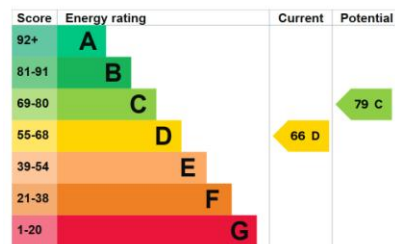
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£375,000



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GARAGE & PARKING

3 Monument Way,
Ulverston, LA12 9SY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

We are pleased to bring to the market this excellent modern build detached family home which has been owned by the current vendors from new. Offering four good sized bedrooms, including a master suite and separate family bathroom, lounge, dining room, PVC conservatory, fantastic kitchen, utility room and WC. Generous sized rear garden which is well fenced, is laid mostly to lawn and is perfect for outdoor dining or relaxation with electric patio awning and hot tub. Complete with glimpse of Hoad Hill and Monument from the front bedrooms and rear garden as well as benefiting from off road parking, integral garage, gas central heating system and uPVC double glazing. This home provides a comfortable and sophisticated living environment on a popular estate with easy access to the A590, and Ulverston Town Centre and Train Station. Early inspection is highly advised.



Entered through a PVC door with glazed inserts into:

HALL

Door to lounge, stairs to first floor and door to:

WC

Two piece suite comprising of WC and corner wash hand basin. UPVC double glazed window to side.

LOUNGE

13' 7" x 13' 10" (4.14m x 4.22m) widest points
Electric fire with feature surround, radiator and uPVC double glazed window to front. Understairs cupboard and open double doorway to:

DINING ROOM

8' 11" x 8' 8" (2.72m x 2.64m)
Double glazed sliding patio doors to conservatory, radiator and open to kitchen.

KITCHEN

8' 8" x 11' 4" (2.64m x 3.45m)
Excellent kitchen fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink with drainer and mixer tap with chrome handles and splash backs.

Integrated eye level oven and grill and gas hob to worktop with cooker hood over and integrated dishwasher. Spot lights to ceiling, space for upright fridge/freezer and uPVC double glazed window to rear. Door to:

CONSERVATORY

12' 8" x 9' 2" (3.86m x 2.79m)
UPVC double glazed windows, electric heater and PVC French style double glazed double doors to the rear garden.

UTILITY ROOM

4' 10" x 8' 7" (1.49m x 2.63m)
UPVC double glazed window to side, wall mounted boiler for the hot water and heating system, door to garage and external door to rear garden.

FIRST FLOOR LANDING

Access to all bedrooms and family bathroom.

MASTER BEDROOM

13' 1" x 12' 6" (3.99m x 3.81m) widest points
Double room with fitted furniture to include wardrobes and bedside cabinets, airing cupboard housing hot water tank, radiator and uPVC double glazed window to front with views of Hoad Monument.



EN-SUITE

Three piece suite comprising of WC, wash hand basin and shower cubicle. UPVC double glazed window to front.

BEDROOM

10' 1" x 8' 11" (3.07m x 2.72m)
Double room with uPVC double glazed window to rear and radiator.

BEDROOM

8' 8" x 8' 11" (2.64m x 2.72m) widest points
UPVC double glazed window to rear and radiator.

BEDROOM

6' 7" x 8' 11" (2.01m x 2.72m)
Radiator and uPVC double glazed window to rear.

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower over. Heated towel rail, tiling and uPVC double glazed window to rear.

GARAGE

18' 0" x 8' 4" (5.49m x 2.54m)
Up and over door, light and power.

EXTERIOR

Driveway extending to front entrance door and garage and with a lawned front garden area. Side access leading to the rear which is mostly laid to lawn and well fenced with views of Hoad Monument. Complete with electric awning, patio and hot tub.

