

#### 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://what3words.com/enigma.steam.flipping>

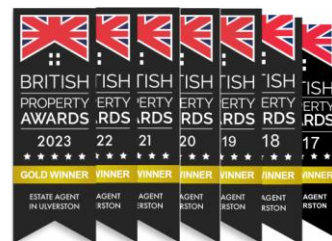
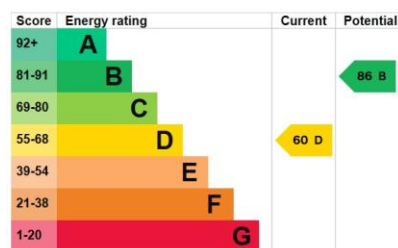
#### GENERAL INFORMATION

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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End of chain attractive traditional end terrace property situated in this prominent position within the village of Lindal in Furness which lies between Ulverston and Dalton in Furness. Presented to an excellent standard and comprising of through lounge/diner, kitchen and utility to the ground floor with two double bedrooms and bathroom to first floor. Complete with front forecourt, lovely, endosed yard to the rear with a useful garden store with pleasant sunny aspects making a great seating area, gas central heating system and uPVC double glazing. Considered suitable for a range of buyers including the first-time buyer with early viewing both invited and recommended to appreciate this lovely home.



Accessed through a PVC front door with leaded and patterned glass upper pane with matching window to door frame. Opening into:

**LOUNGE/DINER**

27' 0" x 11' 9" (8.23m x 3.58m)  
Dining Area  
UPVC double glazed window with fitted blind to front, radiator, woodgrain laminate flooring and stairs to the centre of the room leading to the first floor.  
Lounge Area  
Feature, fireplace with tiled hearth housing log burning stove, borrowed light window to utility room and half glazed door to kitchen. Woodgrain laminate flooring and radiator.

**KITCHEN**

9' 3" x 6' 0" (2.82m x 1.83m)  
Fitted with an attractive range of modern base, wall and drawer units with wood block effect works surface over incorporating stainless steel, one and a half bowl sink and drainer and tiled splash backs. UPVC double glazed window with tiled sill offering a pleasant aspect to the rear yard area.

Integrated electric hob with cooker filter hood over and low-level electric oven. Wall mounted Valiant gas combi boiler for the heating and hot water systems, radiator, tile effect flooring and open access to utility.

**UTILITY ROOM**

8.23' 7" x 4' 9" (2.62m x 1.45m)  
Matching work surface as the kitchen with space and plumbing for washing machine, dishwasher and space for fridge/freezer under. Half glazed PVC door to rear yard and high level double glazed windows.

**FIRST FLOOR LANDING**

Access to two bedrooms.

**BEDROOM**

10' 8" x 11' 9" (3.25m x 3.58m)  
Double room situated to the rear with radiator, ceiling light point and uPVC double glazed window with wooden Venetian blind. Door to bathroom.



**BATHROOM**

Modern four piece suite in white comprising of quadrant shower cubicle with thermostatic shower including fixed rain head and flex-track spray, stylish freestanding bath and tap with shower rinse attachment, pedestal wash hand basin with mixer tap and WC with pushbutton flush. Ladder style towel radiator, uPVC double glazed window, extractor fan and modern panelling to the walls and ceiling with inset lights.

**BEDROOM**

11' 0" x 11' 9" (3.35m x 3.58m)  
Further double room situated to the front of the property with uPVC double glazed window to front with wooden Venetian blind, radiator, loft access and door to useful over stairs storage cupboard with shelving.

**EXTERIOR**

To the front of the property is a low wall to the front forecourt with path leading to the front door.  
The rear offers an attractive enclosed yard area that is particularly sunny with flagged patio area and gravel area to the side with feature limestone rocks creating a pleasant private seating area. Complete with outside tap and door to storage shed suitable for bicycles etc. Gate to the side accesses the service lane towards the green.

