



DIRECTIONS

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance there is the Bardsea Caravan Park on the right-hand side, after this is the entrance to the Rowland Homes and after a short while you will find the property on your right.

The property can be found by using the following "What Three Words" <https://w3w.co/restored.bravest.stickler>



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.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric



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Homes

£350,000



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GARAGE &
PARKING

Anglezarke, Priory Road,
Ulverston, LA12 9QE

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Impressive traditional semi-detached home situated in this pleasing location positioned to the edge of Ulverston on the picturesque coast road, and offering lovely open views to the front of surrounding farmland. The location offers easy access to Ulverston and its comprehensive amenities and along the coast road to the nearby beach at Bardsea. Offering spacious well proportioned family sized accommodation that is well maintained and presented by the current owners. Having been extended to the rear and comprises of entrance hall, lounge, WC, family room which is open plan to the kitchen/diner and utility with tri-fold doors opening to the lovely rear garden. The first floor offers three good sized bedrooms and a four piece bathroom suite with a further staircase leading to a developed loft room. Complete with a gas fired central heating system, uPVC double glazing and is set on a lovely plot with driveway, single garage, attractive long garden to the front and a lovely enclosed, landscape garden to the rear with summer house. Reluctantly offered for sale due to relocation and early internal viewing is both invited and recommended.



Accessed by way of a short set of steps from the drive up to a decked area with PVC front door which opens to:

ENTRANCE HALL

Radiator and feature staircase leading to the first floor with under stairs storage and connecting doors to lounge, secondary reception room and WC.

WC

Two piece suite comprising of WC with push button flush and pedestal wash hand basin with mixer tap. Extractor fan, borrowed light window from the utility and wood grain effect linoleum flooring.

LOUNGE

11' 11" x 13' 8" (3.63m x 4.17m)
Set of PVC double glazed French doors to the front opening to a decked seating area perfect for enjoying the lovely aspect and morning sunlight. Traditional picture rail, central, feature fireplace with marble style inset and hearth housing a flame effect gas fire, radiator, two wall light points and ceiling light point.

FAMILY ROOM

13' 9" x 11' 7" (4.19m x 3.53m)
Central, feature fireplace with flagged hearth, gas stove effect fire and alcove shelving to one side. Striped and varnished wooden flooring, picture rail, radiator and open access to kitchen/diner.

KITCHEN/DINER

10' 10" x 18' 10" (3.3m x 5.74m)
Dining Area
Tri-fold doors accessing the garden, decorative panelling to wall, skylight for additional natural light and breakfast bar island creating a natural divide.

Kitchen Area

Fitted with a comprehensive range of base, wall and drawer units with slate effect work surface incorporating ceramic one and a half bowl sink with mixer tap and tiling to upstands. Seven burner range cooker with multi ovens, stainless steel splash back and cooker hood over. UPVC double glazed window to rear over looking the lovely garden. Tiled floor, skylight and open to utility area.

UTILITY AREA

5' 10" x 7' 9" (1.78m x 2.36m)
Fitted with a range of matching base units with work surface over and space and plumbing for washing machine, dishwasher and space for fridges and freezers under. Further wall cupboard concealing the Valiant gas combi boiler for the heating and hot water systems.

FIRST FLOOR LANDING

Turn at the three-quarter landing with uPVC double glazed window with blind. The main landing has doors to bedrooms and bathroom and stairs to second floor loft room.

BEDROOM

12' 8" x 11' 7" (3.86m x 3.53m)
Double room situated to the rear of the property with tilt and turn double glazed window with fitted blind offering a great aspect towards the rear garden and neighbouring properties beyond. Picture rail, radiator, power and light.

BEDROOM

13' 8" x 11' 5" (4.17m x 3.48m)
Further spacious double room with picture rail, radiator and twin opening uPVC double glazed window to front offering an excellent aspect beyond the garden over surrounding farmland.



BEDROOM

9' 1" x 7' 11" (2.77m x 2.41m)
Single room with uPVC double glazed, twin opening window to front again offering a lovely aspect down to the garden and beyond Priory Road over the countryside and hills in the distance.

BATHROOM

10' 0" x 7' 7" (3.05m x 2.31m)
Modern four piece suite in white comprising of bath with tiled sides, shower cubicle and unit housing concealed cistern, WC and wash hand basin with storage under, useful work top over and mirror to wall with lights above. Tiling to floor and matching tiles to splash back's and shower cubicle. Two uPVC double glazed pattern glass windows to side, inset lights to ceiling and modern towel radiator.

SECOND FLOOR LANDING

Door opening to developed loft room.

LOFT ROOM

12' 1" x 13' 9" (3.68m x 4.19m)
Three Velux roof lights and radiator.

EXTERIOR

Approached by way of a tarmac driveway with parking for several vehicles. Long front garden with hedging between the neighbouring properties, laid to lawn with attractive and mature borders including a feature maple tree.
Step access to the front door with deck seating area to the side offering a pleasant seating space and French doors opening to the lounge. The drive continues to the side of the property with gated access to the garage and rear garden. The rear garden is a lovely feature of this comfortable home. The lower garden area has an attractive natural stone, flagged floor offering a pleasant, sheltered seating space with well stocked raised borders beyond. To the rear of the garage are a set of steps to an upper garden level offering a further pleasant seating area with fencing to the rear. Log store, excellent summer house and garden shed combination.

GARAGE

Window to side, electric light and power.

