

DIRECTIONS

Leaving the offices of JH Homes, turn right down Market Street, at the round about take the first exit onto Brewery Street which will continue onto Fountain Street. After the zebra crossing, continue over the round about onto Soutergate before taking the second turning on your right onto Flan Close where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/rinsed.timer.batches>

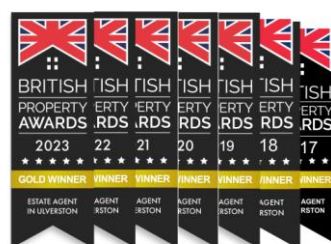
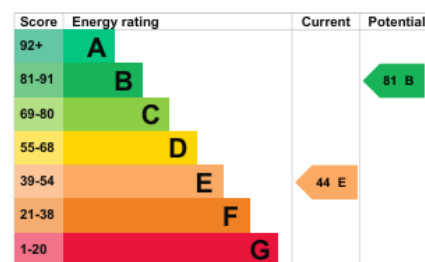
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX:

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, 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.

JH Homes

JH Homes

£295,000



2



3



1



GARAGE & PARKING

**4 Flan Close,
Ulverston, LA12 7DW**

For more information call **01229 445004**

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

Traditional semi-detached home situated in this most popular location, set on a small crescent of properties with a central green offering convenient access to the town centre and amenities. Having been owned by the same owner occupation since original construction and is now offered for sale for the first time with vacant possession having no upper chain. Whilst now in need of complete modernisation and refurbishment the property offers a superb opportunity to create a comfortable family sized home in this excellent location. Comprising of entrance porch, hall, lounge, dining room, kitchen, utility/freezer room and garage to the ground floor with three bedrooms and family bathroom to the first floor. Complete with drive to front, garden with access to the side and rear garden, majority double glazing and partial electric heating. Early inspection is invited to appreciate the super potential the property offers in this excellent location.



Accessed through a traditional set of glazed double doors opening to:

PORCH
Quarry tiled floor, single glazed window to side and traditional door with glazed panel and pattern glass panes to either side.

ENTRANCE HALL
Coat hooks to wall, staircase to first floor and doors to lounge and kitchen.

LOUNGE
11' 8" x 12' 7" (3.56m x 3.84m)
UPVC double glazed window to front overlooking the front garden and towards the communal green to the center. Central, modern fireplace with electric flame effect fire, night storage heater and ceiling light point. Set of double sliding doors with patterned glass panels opening to:

DINING ROOM
10' 11" x 10' 0" (3.33m x 3.05m)
UPVC double glazed window to rear looking towards the garden area and connecting door to kitchen.

KITCHEN
10' 11" x 7' 10" (3.33m x 2.39m)
Fitted with older range of base, wall and drawer units with worktop over incorporating stainless steel sink unit with tap. Space and point for electric cooker, recess for washing machine, recess for fridge and door to a useful pantry cupboard. Double glazed window to rear looking towards the garden, door to hall and rear porch.

REAR PORCH
Doors to store room and garage. PVC door with double glazed inserts to side garden.

STORE ROOM
4' 5" x 9' 0" (1.35m x 2.74m)
Single glazed window, electric light and power.

GARAGE
16' 6" x 9' 0" (5.03m x 2.74m)
Single garage with access from an entry area. Single glazed window to side, up and over door, electric meter and door to WC.

WC
2' 9" x 5' 11" (0.84m x 1.8m) One piece suite and window.

FIRST FLOOR LANDING
Double glazed window, access to loft, doors to bedrooms, shower room and door to an airing cupboard housing a modern hot water tank and shelving.



BEDROOM
11' 2" x 9' 2" (3.4m x 2.79m)
Double room with double glazed window to front offering an aspect over the communal green and neighbouring properties and ceiling light point.

BEDROOM
12' 4" x 10' 0" (3.76m x 3.05m)
Further double room with uPVC double glazed window to rear offering a lovely view over the rooftops of Ulverston with Birkrigg in the distance, ceiling light point and powersocket.

BEDROOM
8' 0" x 8' 6" (2.44m x 2.59m)
Single room with shelved area over the stair bulkhead and uPVC double glazed window to the front offering a pleasant aspect to the front garden area and the communal green to the front.

SHOWER ROOM
5' 8" x 7' 10" (1.73m x 2.39m)
Modern shower room with glazed shower cubicle and thermostatic shower, WC with push button flush and wash hand basin inset to a vanity unit with storage cupboard under and mirror fronted bathroom cabinet over. Wall mounted electric fan heater, modern panelling to splash backs, electric towel radiator, light wood grain effect final flooring and uPVC double glazed window to the rear with pattern glass pane.

EXTERIOR
To the front of the property is a tarmac drive and access to the garage. The front garden has a gravel seating area, mature shrubs and bushes around the perimeter and a further flagged area in front of the lounge window. To the side of the property is gated access to the side garden area. The side is a pleasant, sheltered seating area which is flagged with a border area housing shrubs and bushes and offering access into the side of the house. Access from the side leads to the rear garden which has an area of grass, mature shrubs and bushes and offers good potential for general landscaping and further development.

