



#### Estate Agency Act 1979

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£385,000



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GARAGE &  
PARKING

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Superior, much improved extended semi-detached home, situated in this popular and sought-after residential location. Presented to an excellent standard throughout and offers deceptive and spacious accommodation that must be viewed to be appreciated. Comprising of porch, spacious reception hall, lounge, fitted kitchen/diner, utility room, ground floor WC and integral double garage to the ground floor with four bedrooms, en-suite facility to master, family bathroom and study to the first floor with the added benefit of a further staircase to developed loft room. Complete with driveway, lawned garden to side and enclosed low maintenance garden to rear, plus gas central heating system and uPVC double glazing. The property will be suited to a range of buyers including the family purchaser and viewing is essential and recommended.



#### DIRECTIONS

Proceeding from the Offices of JH Homes turning up the cobbled Market Street and at the market cross turning left onto Queen Street. At the traffic lights continue straight across into Princes Street and on to Springfield Road, proceed down the dip and on leaving the dip take the second turning on the left-hand side into Central Drive. Take the first turning on the left into Rowan Avenue, continue along Rowan Avenue, passing Swarthdale Avenue, Yealand Drive and just after Hawthorn Avenue the property can be found on the left-hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/explored.asks.conspired>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a PVC door with glazed inserts into:

**ENTRANCE PORCH**

Two uPVC double glazed windows to side and frosted glazed door with matching side panel to:

**HALL**

12' 0" x 11' 10" (3.66m x 3.61m)  
Impressive entrance with tiling to floor, uPVC double glazed window to front and glass panelled doors to lounge and kitchen. Handmade wooden staircase to first floor.

**LOUNGE**

16' 4" x 12' 10" (4.98m x 3.91m)  
Indented feature gas fire, radiator, uPVC double glazed window to front and wooden flooring.

**KITCHEN**

9' 10" x 12' 0" (3m x 3.66m)  
Fitted with an excellent range of base, wall and drawer units with wooden worktop over incorporating sink and drainer with mixer tap and chrome handles. Integrated twin undercounter electric ovens with a five ring gas hob above and cooker hood over and integrated dishwasher and microwave. Space for American style fridge freezer, tall radiator, under floor heating and uPVC double glazed window to rear. Integral door to garage and open to:

**DINING AREA**

5' 9" x 13' 1" (1.75m x 3.99m)  
Tall radiator, under floor heating and uPVC French style double glazed, double doors to rear decking area.

**GARAGE**

16' 4" x 22' 7" (4.98m x 6.89m)  
Roller door, two storage cupboards and workbench. Radiator, light and power. Door to:



**UTILITY ROOM**

5' 5" x 7' 4" (1.65m x 2.24m)  
Roof window, external door to rear garden, and wall mounted boiler for the hot water and heating system. Area of worksurface with space and plumbing for a washing machine and space for dryer. Door to:

**WC**

Two piece suite comprising of WC and wash hand basin. Half tiling, radiator, uPVC double glazed window to side and roof window.

**FIRST FLOOR LANDING**

Karndean style flooring and doors to two bedrooms, study and bathroom.

**BATHROOM**

10' 2" x 8' 11" (3.1m x 2.72m)  
Luxury four piece suite comprising of P-Shaped bath with shower over, vanity unit housing concealed WC with storage, wash hand basin and shower cubicle. Cladding to walls, heated towel rail and roof window.

**BEDROOM**

12' 3" x 9' 11" (3.73m x 3.02m)  
Double room with wood style laminate flooring, radiator and uPVC double glazed window to rear. Open to:

**DRESSING ROOM**

6' 8" x 5' 7" (2.03m x 1.7m)  
Wooden style laminate flooring and uPVC double glazed window to rear.

**BEDROOM**

10' 0" x 11' 1" (3.05m x 3.38m)  
Double room with fitted wardrobe, uPVC double glazed window to front and wooden style laminate flooring.

**STUDY**

8' 4" x 12' 0" (2.54m x 3.66m)  
UPVC double glazed window to front, built in desk, wooden style laminate flooring and open to inner hall. Door and staircase to:

**ATTIC ROOM**

10' 8" x 25' 6" (3.25m x 7.77m)  
Two roof windows, radiator and eaves storage.

**INNER HALLWAY**

Radiator, door to bedroom and master bedroom.

**BEDROOM**

9' 10" x 12' 4" (3m x 3.76m)  
Further double room with wooden style flooring, radiator and uPVC double glazed window to front.

**MASTER BEDROOM**

12' 2" x 10' 10" (3.71m x 3.3m)  
Double room with uPVC double glazed window to rear, wooden flooring, fitted double wardrobe and door to:

**EN-SUITE**

8' 4" x 3' 11" (2.54m x 1.19m)  
Three piece suite comprising of WC, wash hand basin and double walk in shower. Cladding to walls, heated towel rail and Velux roof window.

**EXTERIOR**

Set on an attractive plot, with stone retaining wall to the front, pedestrian gate and further set of double galvanised gates offering access to a brick set front forecourt and driveway. Canopy shelter area in front of the garage and stepped access to a side garden area with raised borders and laurel hedge screening it to the roadside. The gate provides access to the rear which is hard landscaped for ease of maintenance and all year-round usage. Featuring lawned area and a raised decked with retaining wall and fencing offering a lovely outside seating space. Further door providing access to the utility room.