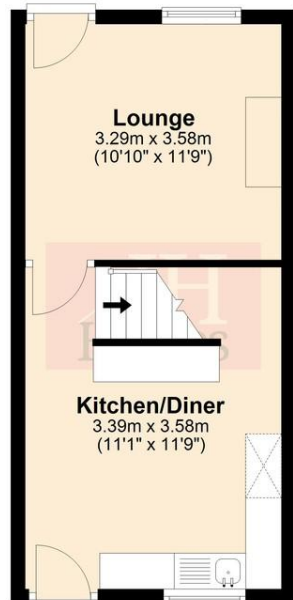
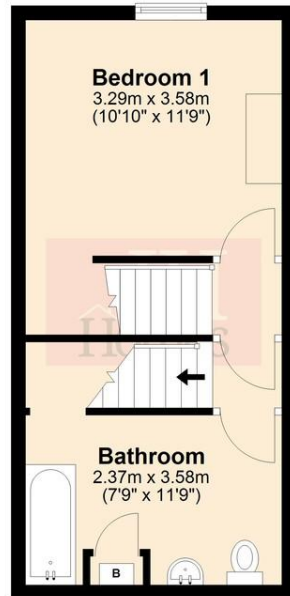


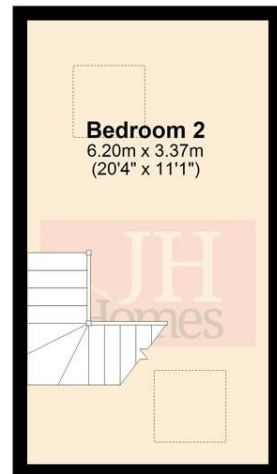
Ground Floor
Approx. 28.2 sq. metres (303.7 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.7 sq. feet)



Second Floor
Approx. 20.9 sq. metres (224.9 sq. feet)



Total area: approx. 77.3 sq. metres (832.2 sq. feet)

DIRECTIONS

From our offices proceed to the A590. Head as though you are leaving town towards Ulverston Auction Mart. At the Auction Mart turn right onto North Lonsdale Road. Proceed down North Lonsdale Road and at the end of the road there is a mini roundabout, you need to follow the direction for Sandall. Take right and then you approach Sandhall Cottage you need to continue a slight left along the lane to Sandhall. You will see a cluster of cottages with the property being to the left hand side of the row.

The property can be found by using the following "What Three Words" <https://w3w.co/parked.triangles.wades>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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.

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5 Sandhall,
Ulverston, LA12 9EQ

For more information call **01229 445004**

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

One bedroom cottage with garden to the rear, loft room and recently installed fitted kitchen with range cooker. Situated in a rural location just outside of Ulverston this property is perfect for someone who wants to be close to a town but not within it. Comprising of kitchen/diner and lounge with access to the rear garden to the ground floor, double bedroom and excellent sized family bathroom to the first floor with stairs leading to an attic room with roof windows. To the front of the property is a patio area which is open featuring a gravelled shared pathway with next door and to the rear a full enclosed lawned garden with a small, decked area.



Entered through a PVC door into:

KITCHEN

11' 9" x 11' 1" (3.58m x 3.39m)
Fitted with a modern range of base, wall and drawer units with worktop over incorporating sink with mixer tap. Integrated Range style cooker, space and plumbing for washing machine, radiator and understairs storage. UPVC double glazed window to front, stairs to first floor and door to:

INNER HALL

Stairs to first floor.

LOUNGE

11' 9" x 10' 10" (3.58m x 3.3m)
Fire recess with freestanding electric fire set to a tiled hearth, cupboard to alcove housing gas meter, moveable spot lights to ceiling and radiator. UPVC double glazed window to rear and PVC door with glazed inserts allowing access to the rear garden.

FIRST FLOOR LANDING

Access to bedroom and bathroom and stairs to second floor.

BEDROOM

11' 8" x 10' 11" (3.58m x 3.35m)
Double room with uPVC double glazed window to the rear offering views over the rear garden and to the fields beyond. Cupboard offering storage with hanging rail, radiator, moveable spots to ceiling and decorative fire surround.



BATHROOM

Good size bathroom fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level, dual flush WC. Tiled to compliment, under stairs storage, radiator and moveable spot lights to ceiling. UPVC double glazed window to front with views over rooftops and fields beyond and cupboard with full length mirror offering shelving and housing the boiler for the hot water and heating system.

LOFT AREA

11' 0" x 20' 4" (3.37m x 6.20m)
Two roof windows, radiator and central ceiling light. Some limited head height.

EXTERIOR

Access via a shared stone chipping pathway to a tarmacked area for seating and pots. The rear offers a fully enclosed garden which is mostly laid to lawn with a decked area.

