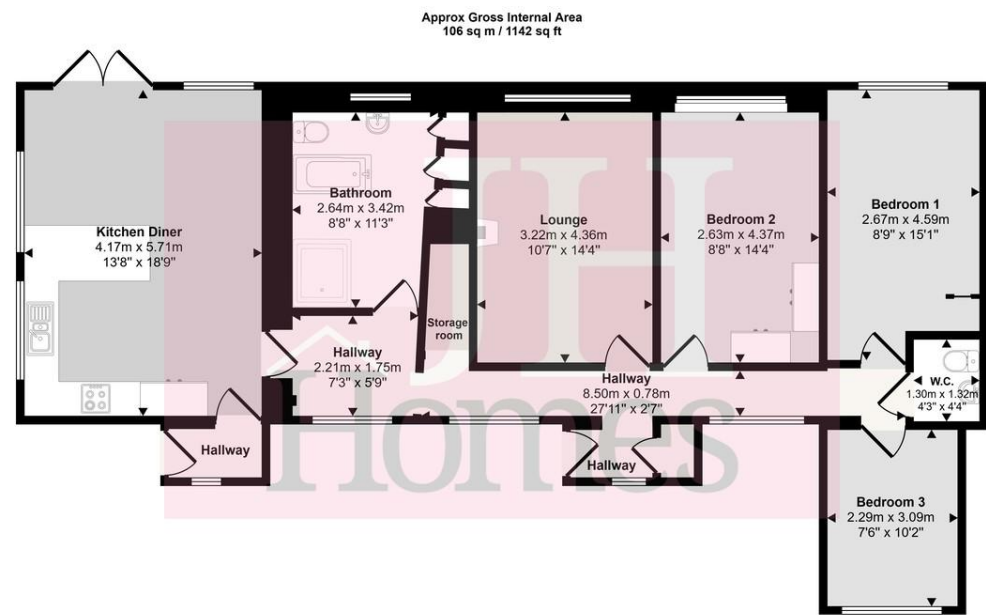




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From the centre of Ulverston proceed up Daltongate with the Farmers Arms Pub on your left. Take the first right onto Stockbridge Lane, proceed out of town and where the road turns sharp right, turn left towards Rosside. Continue past Rosside Cottages and then turn right onto the lane bearing left where the property can be found facing you.

It can also be found using "What3Words"
<https://w3w.co/decently.lifts.broken>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric and water. Drainage is by way of a septic tank and heating is by way of calor gas bottles and supplemented from solar panels and a back boiler.



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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Fabulous opportunity to purchase a semi-detached bungalow in an elevated position to the edge of town, offering beautiful views over the picturesque surrounding countryside. A well proportioned property which will be suitable for a range of buyers including the family purchaser, set in a lovely rural position within a small hamlet of properties, whilst also being within close reach of the town of Ulverston. Comprising of entrance porch, spacious lounge, kitchen/diner, hall, bathroom, cloakroom, three bedrooms, rear porch and separate WC. Bottled gas central heating system, uPVC double glazing, excellent standard of presentation, with the benefit of off road parking and attractive garden areas to both the front and rear with lovely aspects and far-reaching views from the front. In all a superb opportunity in a pleasing location with early viewing invited and recommended.



Accessed through a feature composite front door with double glazed, leaded and pattern glass panes opening to:

PORCH

Tiling to floor, uPVC double glazed window and modern wooden door opens directly into:

KITCHEN/DINER

18'9" x 13'8" (5.72m x 4.17m)
Three uPVC double glazed windows and a set of PVC double glazed, French doors opening to deck area and offering stunning views over the surrounding countryside.
Kitchen Area
Fitted with a range of base, wall and drawer units with wood block effect work surface over incorporating one and a half bowl sink and drainer with mixer tap. Integrated double oven, AG induction hob with extractor over and integrated fridge/freezer. Divided by breakfast bar.
Dining Area
Wood grain effect herringbone patterned vinyl flooring, radiator, two spotlight clusters to ceiling and modern half glazed door opens to the inner hall.

INNER HALL

Three uPVC double glazed windows to front, open access to a further porch, access to all bedrooms, lounge and useful storage cupboard.

BATHROOM

11'3" x 8'8" (3.43m x 2.64m)
Modern four piece suite in white comprising of glazed shower cubicle with thermostatic shower, central oval bath with freestanding mixer tap and shower attachment, WC with pushbutton flush and a wash basin set onto a unit with cupboard under. There is a PVC double glazed window, slate tiling to the floor with electric mat underfloor heating, and a chrome ladder style towel radiator. The bathroom has built-in cupboard with the Baxi gas boiler for the heating and hot water systems with also plumbing for a washing machine and adjacent to this a large hot water storage tank.

LOUNGE

14'4" x 10'7" (4.37m x 3.23m)
UPVC double glazed picture window with a fantastic aspect over the garden and surrounding countryside with Birkrigg Common and Morecambe Bay in the distance. Engineered wood flooring, central fireplace with slate hearth and back, housing a "Woodwarm" multi fuel stove with back boiler and half panelling to walls.

REAR PORCH

PVC door to rear garden, uPVC double glazed window and useful built-in storage cupboard with shelving.

BEDROOM

15'1" x 8'9" (4.6m x 2.67m)
Double room with uPVC double glazed window to front, again offering a fabulous aspect over the surrounding countryside Birkrigg and Morecambe Bay in the distance, corner suite of built-in wardrobes and radiator.



BEDROOM

14'4" x 8'8" (4.37m x 2.64m)
Further double room with uPVC double glazed window to the front offering the same excellent view and radiator.

BEDROOM

10'2" x 7'6" (3.1m x 2.29m)
Spacious single room to the rear of the property with uPVC double glazed window with blind looking up towards the surrounding farmland, radiator and fitted bookshelf.

WC

4'4" x 4'3" (1.32m x 1.3m)
Combined wash hand basin on a unit with concealed cistern WC with pushbutton flush. Tiling to floor, inset lights to ceiling and extractor fan.

EXTERIOR

Approached from a shared drive to access the parking bay and property. The rear of the property offers an excellent enclosed rear garden area with an open aspect, currently flagged with borders around the perimeter, log storage area and offers lovely aspects over the surrounding countryside. Gated access to the drive and PVC door to a useful garden storage shed which has electric light and power. Across the lane is a good-sized workshop, parking area and from here a gate opens to the decked balcony area with French doors connecting to the kitchen. The deck offers a fabulous seating area with beautiful views over the surrounding countryside. From here the steps down to the grassed garden area which fencing to the adjacent field and has a young Apple tree and variety of shrubs and bushes. It benefits from a good amount of sunshine throughout the day and offer beautiful views over the countryside.

