



HILLCREST, Gleaston

DIRECTIONS

From our office head north on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the former Mercedes garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediately right towards Urswick and at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction and at the following "T" junction, turn right onto Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and as you enter Gleaston, first left and continue passing Duke Street and the property can be found on the right after Croft House.

The property can be found by using the following "What Three Words" <https://w3w.co/arriving.dimes.modem>

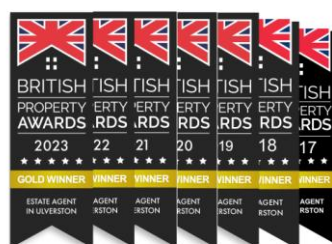
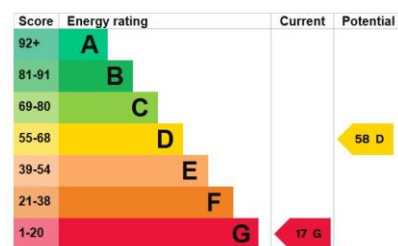
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SSERVICES: Mains water, drains and electric. Heating is by way of an oil tank.



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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£325,000



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GARAGE &
PARKING

Hillcrest, Gleaston,
Ulverston, LA12 0QA

For more information call **01229 445004**

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LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Offering an excellent opportunity to modernise and redevelop a well-proportioned detached property in the heart of the Low Furness Village of Gleaston. With uPVC double glazing, oil fired central heating system and offers accommodation suited to a range of buyers including the family purchaser. Set on a generous plot with gardens predominantly to the side which are mature and offer great potential for landscaping and development. Comprising of entrance porch, hall, lounge, kitchen/diner, inner hall, three bedrooms and bathroom as well as stairs leading down to a lower ground floor with a garage and basement rooms offering excellent potential. This excellent opportunity requires general modernisation but offer a great opportunity for the right buyer, with early viewings invited to appreciate the potential.



Accessed by way of a short flight of steps to a terrace with PVC door and side window to:

PORCH

7' 2" x 5' 11" (2.20m x 1.82 m)
Window to front, radiator and two steps to a set of French style doors opening to the hall.

HALL

10' 10" x 6' 3" (3.31m x 1.92m)
Display recess, open access to lounge and door to inner hall.

LOUNGE

19' 2" x 15' 1" (5.86m x 4.62m)
UPVC double glazed bow window to front and two circular windows to side, central marble style fireplace, coving to ceiling and two radiators. Connecting door to kitchen/diner.

KITCHEN/DINER

21' 6" x 21' 10" (6.57m x 6.68 m) widest points
Split level with the kitchen area being fitted with the range of base, wall and drawer units with worktop over incorporating sink and drainer. Recess and point for bottle gas cooker, plumbing for dishwasher, integrated fridge and two uPVC double glazed windows.
Dining Area
UPVC double glazed window and access point to loft. Double doors to a built-in cupboard and hot water tank, door to side opens to the staircase leading down to the garage.

INNER HALL

Loft access and doors to three bedrooms and bathroom.

BEDROOM

20' 0" x 11' 5" (6.11m x 3.49m)
Double room with PVC double-glazed patio door and uPVC double glazed window, two radiators and built-in mirror fronted wardrobes.

BEDROOM

7' 6" x 11' 10" (2.29m x 3.61m)
Double room situated to the front of the property with uPVC double glazed window, offering an aspect to the front driveway & garden, radiator, light and power.



BEDROOM

7' 6" x 7' 0" (2.29m x 2.13m)
Single room with radiator and double glazed window.

BATHROOM

20' 0" x 6' 11" (6.1m x 2.11m)
Modern five piece suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mirror above, WC, bidet and glazed shower cubicle. UPVC double glazed window, chrome ladder style radiator and tiling to the lower sections of the walls.

GARAGE

19' 1" x 13' 8" (5.83m x 4.17m)
Electric roller door, electric light & power, electric meter and housing the oil-fired boiler for the hot water and heating system. Access to two useful basement storage rooms.

BASEMENT ROOM ONE

10' 4" x 12' 2" (3.16m x 3.71m)

BASEMENT ROOM TWO

12' 7" x 5' 6" (3.85m x 1.68m)

EXTERIOR

Approached by a sloping driveway leading to a level parking and turning space in front of the house and access to the garage. The front garden has mature trees, shrubs and bushes to the boundary and the oil storage tank is to the side of the garage. The gardens and particularly the side garden are an excellent size and offer great potential. There is a second single garage situated to the left-hand side of the property with an up and over door and windows to the side. The garden is grassed and currently overgrown and has steps leading to a raised patio area which has a good degree of sunlight and views over the rooftops of the village and countryside beyond, it extends to a path and back down to the grass area with raise boards to either side. An excellent garden space offering great potential. There is a pathway leading to the rear of the property and down to the side.

