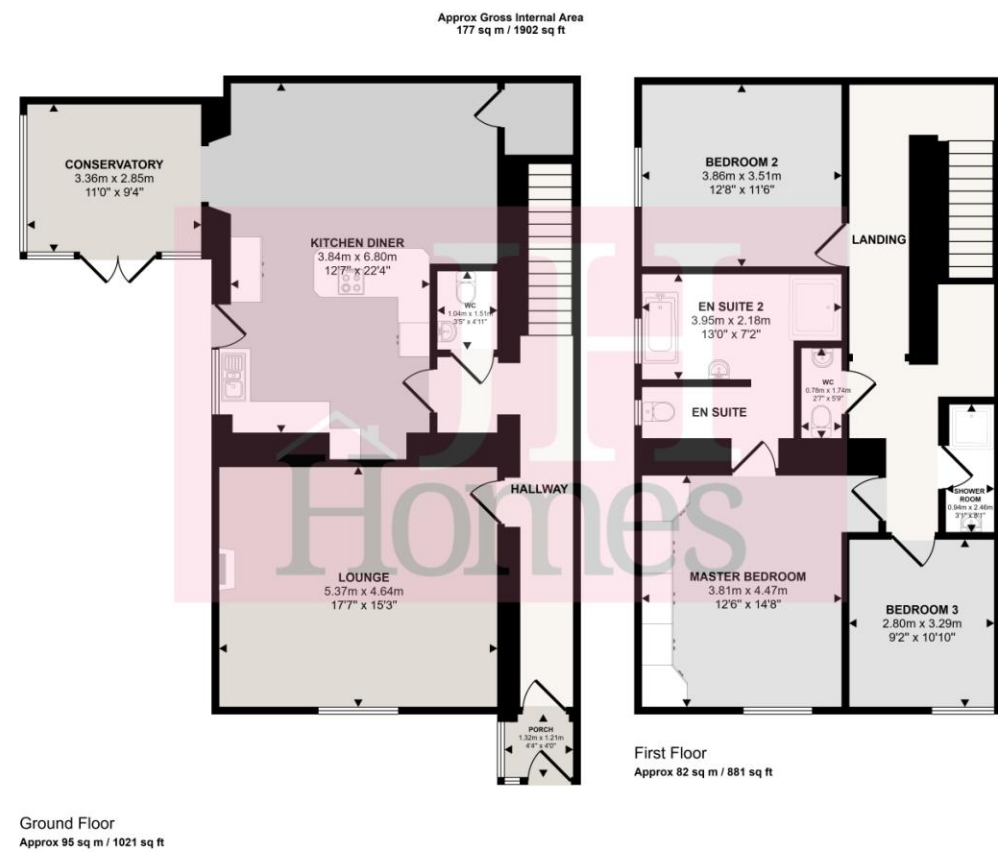
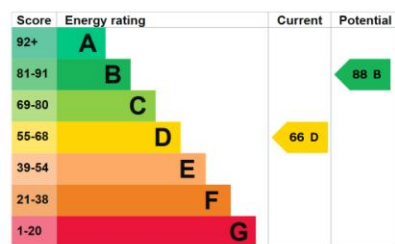




DIRECTIONS

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Continue left into the estate into Sir John Barrow eventually turning left into Lund Hall where the property can be found on your left hand side.

The property can be found by using the following "What Three Words". <https://w3w.co/captures.static.emporium>



GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

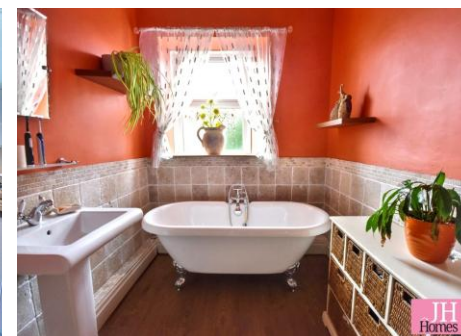
Estate Agency Act 1979

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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2



OFF ROAD
PARKING

2 Lund Hall, Ulverston,
Cumbria,

For more information call **01229 445004**

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

We are pleased to bring to the market this excellent opportunity to acquire a traditional family sized semi-detached home boasting many original style features including tiled flooring, cornicing and internal doors. Upgraded by the current owners to provide contemporary living and featuring three double bedrooms, including master with en-suite, shower room & WC, lounge, modern kitchen/diner and uPVC conservatory. Generously sized garden to the side which is well fenced and low maintenance perfect for outdoor dining. Benefits from off-road parking, gas central heating system and double glazing, providing a comfortable and sophisticated living environment. Popular estate with easy access to the A590, Ulverston town centre and train station. Early inspection highly advised.



- PORCH**
Window to side and traditional style door to:
- HALLWAY**
Tiled floor, coving, picture rail and stairs to first floor. Doors to kitchen, cloakroom/WC and lounge.
- LOUNGE**
15' 3" x 17' 7" (4.65m x 5.36m)
Traditional fireplace with marble back and plinth, Adams style surround. Coving, picture rail, radiator and uPVC double glazed window to front.
- KITCHEN/DINER**
22' 4" x 12' 7" (6.81m x 3.84m)
Fitted with range of base, wall and drawer units with marble effect worktop incorporating sink and drainer and mixer tap with matching splash backs. Space and plumbing for washing machine, space for American style fridge/freezer and under stairs storage cupboard. UPVC double glazed window to side and external door to garden. Open double doorway to:
- CONSERVATORY**
9' 4" x 11' 0" (2.84m x 3.35m)
Doors to garden and uPVC double glazed windows.
- WC**
Two-piece suite comprising of WC and wash hand vanity basin.
- FIRST FLOOR LANDING**
Access to bedrooms, WC and shower room.
- MASTER BEDROOM**
14' 8" x 12' 6" (4.47m x 3.81m)
Fitted wardrobes and drawer packs, radiator and uPVC double glazed window to front. Door to:
- ENSUITE**
Luxury four piece suite comprising of WC, wash hand basin, bath and shower cubicle. Tall radiator, tiling to walls and two uPVC double glazed windows to side.



- BEDROOM**
11' 6" x 12' 8" (3.51m x 3.86m)
UPVC double glazed window to side, picture rail and radiator.

- BEDROOM**
10' 10" x 9' 2" (3.3m x 2.79m)
Radiator and uPVC double glazed window to front.

- WC**
Two piece suite comprising of WC and wash hand basin.
Extractor fan.

- SHOWER ROOM**
Two piece suite comprising of shower cubicle and wash hand basin. Heated towel rail and extractor fan.

- EXTERIOR**
Private garden designed for low maintenance with outbuilding for additional storage, featuring a natural style pond, mature shrubbery and patio perfect for outdoor dining. To the side is a driveway and additional shed.

