

FREEHOLD



2 LUND HALL, ULVERSTON, LA12 9DS

£440,000

FEATURES

- Superior Modernised Georgian Semi-Detached
- Ideal Family Home
- Immaculate Decor & Fixtures & Fittings
- Many Original Style Features Maintained
- Gas CH System & UPVC DG
- Enclosed Garden & Off-Road Parking
- Hallway, Lounge & PVC Conservatory, Cloaks/WC
- Fantastic Kitchen/Dining/Family Room
- Three Double Bedrooms & Shower Room
- En-Suite To Master Bedroom



 2  2  3  Off Road Parking



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.

Accessed through a PVC door into:	KITCHEN/DINER <i>22' 4" x 12' 7" (6.81m x 3.84m)</i> 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:	FIRST FLOOR LANDING Access to bedrooms, WC and shower room.
PORCH Window to side and traditional style door to:		MASTER BEDROOM <i>14' 8" x 12' 6" (4.47m x 3.81m)</i> Fitted wardrobes and drawer packs, radiator and uPVC double glazed window to front. Door to:
HALLWAY Tiled floor, coving, picture rail and stairs to first floor. Doors to kitchen, cloakroom/WC and lounge.		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.
LOUNGE <i>15' 3" x 17' 7" (4.65m x 5.36m)</i> Traditional fireplace with marble back and plinth, Adams style surround. Coving, picture rail, radiator and uPVC double glazed window to front.	CONSERVATORY <i>9' 4" x 11' 0" (2.84m x 3.35m)</i> Doors to garden and uPVC double glazed windows.	BEDROOM <i>11' 6" x 12' 8" (3.51m x 3.86m)</i> UPVC double glazed window to side, picture rail and radiator.
	WC Two-piece suite comprising of WC and wash hand vanity basin.	

BEDROOM

10' 10" x 9' 2" (3.3m x 2.79m)

Radiator and uPVC double glazed window to front.

WC

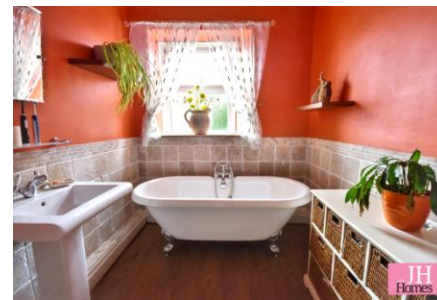
Two piece suite comprising of WC and wash hand basin. Extractor fan.

SHOWER ROOM

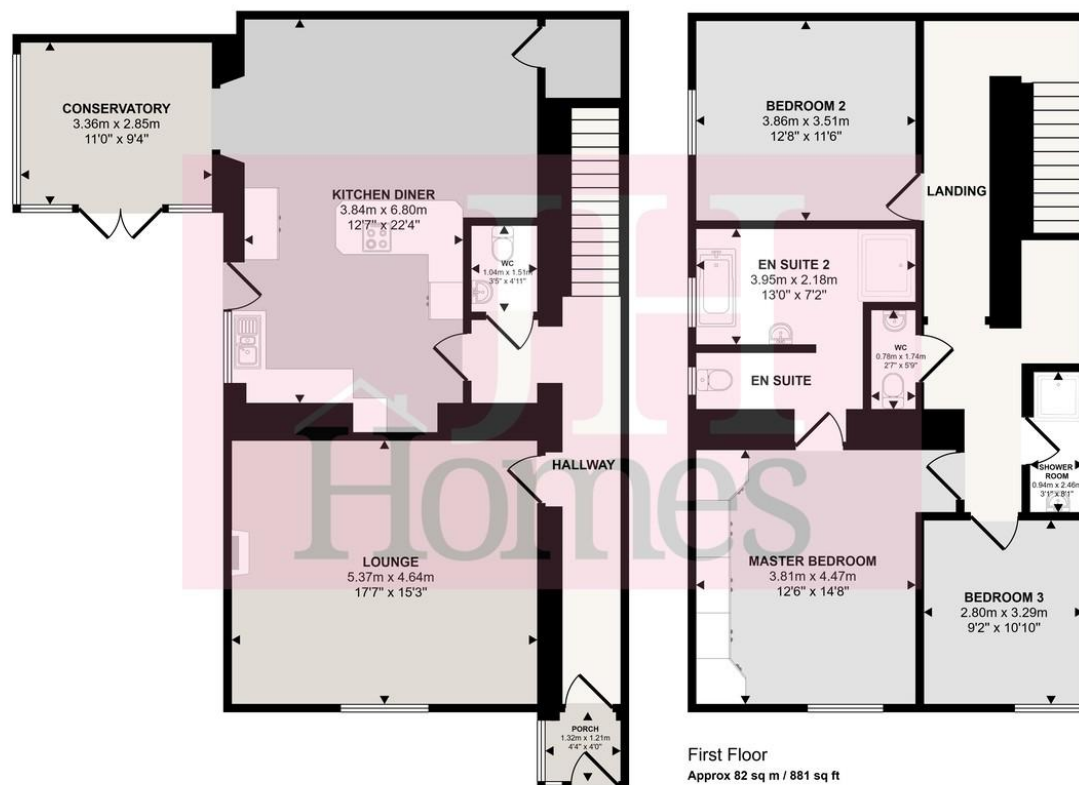
Two piece suite comprising of shower cubicle and wash hand basin. Heated towel rail and extractor fan.

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.



Approx Gross Internal Area
177 sq m / 1902 sq ft



First Floor
Approx 82 sq m / 881 sq ft

Ground Floor
Approx 95 sq m / 1021 sq ft

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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

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 turn into Monument Way. Continue left into the estate of Sir John Barrow Way, eventually turning left into the un made road between 27 and 29 Sir John Barrow Way. The property can be found by using the following "What Three Words".

<https://w3w.co/captures.static.emporium>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

