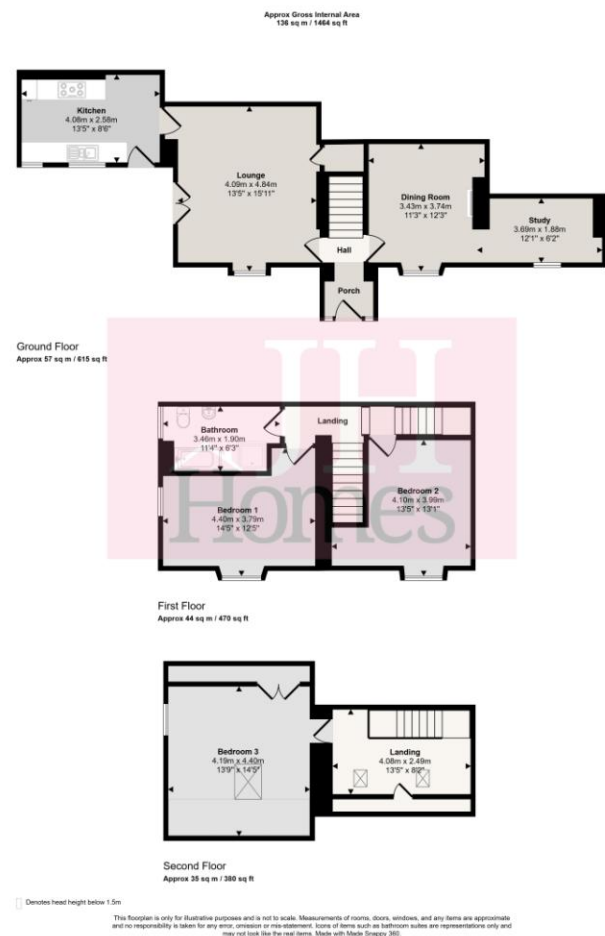




DIRECTIONS

From the office of JH Homes turn left up Market Street and at the Market Cross turn left onto Queen Street. At the traffic lights turn right onto the A590 in the direction of Barrow-in-Furness, proceed to the next set of traffic lights and take the turn on the right-hand side by Ellie's garden centre. Proceeding along the road take the first turn on the left-hand side onto the single track road, this takes you over the railway bridge, it is situated on the left-hand side with parking immediately ahead of you by the single garage.

The property can be found by using the following What3Words
<https://w3w.co/massive.parkland.octagon>

GENERAL INFORMATION

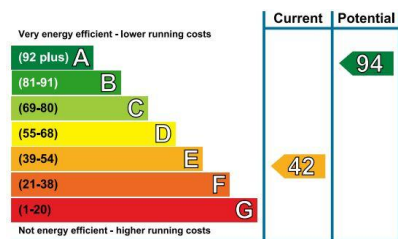
TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: There is a shared access aspect across the slate shingles drive for the neighbouring property. We have also been advised that there has previously been planning passed for the additional piece of garden to house a single dwelling which has now lapsed.



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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£385,000



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GARAGE &
PARKING

Sunny Bank, Three Bridges,
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For more information call **01229 445004**

2 New Market Street
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated on the outskirts of Ulverston in a pleasant location, this charming property offers a wonderful blend of character and comfort. The versatile accommodation which is laid out over three floors includes two reception rooms, fitted kitchen with pleasant outlook to the garden, two bedrooms and family bathroom to the first floor and a further bedroom to the second floor. Benefitting from gas central heating system, double glazing, attractive gardens which are perfect for al fresco dining, garage and off road parking. Viewing is advised of this stunning home.



Accessed through PVC feature door with patterned glass panes into:

PORCH

Matching windows to either side with peaked and vaulted ceiling. Open to inner hallway.

HALL

Slate tiled floor, radiator and doors to lounge, dining room and stairs to first floor.

LOUNGE

15' 11" x 13' 5" (4.85m x 4.09m)
UPVC double glazed window and PVC double glazed French doors giving access to the garden and decorative, feature fireplace with freestanding electric stove effect fire. Modern wood grain effect laminate flooring, modern column radiator, door to a useful under stair storage area and further wooden door with glazed upper pane to kitchen.

KITCHEN

8' 6" x 13' 5" (2.59m x 4.09m)
Well presented with an attractive range of fitted base and drawer units with granite work surface over incorporating stainless steel sink with double drainer sink unit and mixer tap. Integrated low level,

electric oven and gas hob with cooker hood over. Further appliances include an integrated dishwasher and space for fridge freezer. Stable door and two uPVC double glazed windows to the garden, feature lights to ceiling and slate tiled floor.

DINING ROOM

12' 3" x 11' 3" (3.73m x 3.43m)
Central cast, feature fireplace with hearth and open grate for a real fire, uPVC double glazed window to front, radiator and open doorway to:

STUDY

6' 2" x 12' 1" (1.88m x 3.68m)
UPVC double glazed window and radiator.

FIRST FLOOR LANDING

Doors to two bedrooms, bathroom and stairs to second floor.

BEDROOM

12' 5" x 14' 5" (3.78m x 4.39m) Stylish double room with two PVC double glazed windows giving a fabulous aspect to the front and side, picture rail and radiator.

BEDROOM

13' 1" x 13' 5" (3.99m x 4.09m)
Further double room with uPVC double glazed window, coving to ceiling, picture rail and radiator.



BATHROOM

6' 3" x 11' 4" (1.91m x 3.45m)
Fitted with a modern four piece suite in white comprising of glazed shower cubicle, panelled bath, pedestal wash hand basin and WC with concealed cistern. Panelling and tiling to walls, mirror and electric shaver light, radiator and useful storage cupboard.

SECOND FLOOR LANDING

Two Velux roof lights, exposed beam and door to useful eaves storage area. Door to bedroom.

BEDROOM

14' 5" x 13' 9" (4.39m x 4.19m)
A further well proportioned double room with some reduced head height, uPVC double glazed window, Velux roof light, built-in storage cupboard and radiator.

EXTERIOR

To the front of the property, is a low wall with painted capstones and gravel path bordered by shrubs and bushes leading to the front door. To both sides of the property are attractive gardens, one with a feature painted patio seating area that is ideal for relaxing and enjoying the lovely sunny lawn and well stocked planting areas. The other side offers a slate shingled driveway, leading to a detached garage and to another section of the garden with grassy seating area, vegetable growing boxes to one side and an additional area of lawn sweeping downwards to a border of mature bushes.

GARAGE

Detached garage with up and over door and two windows to side.

