

**DIRECTIONS**

From our offices, proceed to the market cross and turn left onto Queen Street. Follow the road to the traffic lights turn left and at the next set of traffic lights take a right hand turn onto Victoria Road. Continue through Victoria Road into Park Road and turn right into Well Lane. Turning right into Rake Lane and take the first left into Lime Tree Road. The property is situated on your right hand side on the corner of Hawthorne Road identified by a JH Homes "For Sale" board.

The property can be found by using the following approximate "What Three Words" <https://w3w.co/strikers.bride.waistcoat>

**GENERAL INFORMATION**

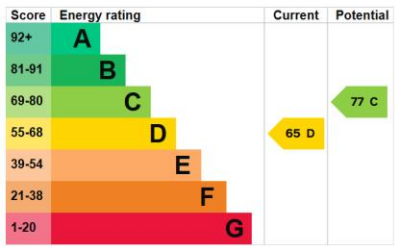
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property is subject to a Cumbria wide local occupancy clause. Contact the office for further information. TBC



**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.



£240,000



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GARAGE & PARKING

45 Lime Tree Road,  
Ulverston, LA12 9ET

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
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Excellent, local occupancy, semi-detached house situated in this popular and sort after residential location in the market town of Ulverston. Offered vacant, having no upper chain and is both well-presented and comfortable throughout. With uPVC double glazing, gas fired central heating system and excellent accommodation comprising of entrance porch, hall, lounge, dining room and kitchen to the ground floor with three bedrooms and shower room. Set on an excellent plot with wide drive to side offering access to a detached garage with garden space to the front and rear. Considered suitable to a wide range of buyers including the family purchaser and early viewing is both invited and recommended to appreciate this comfortable home.



Accessed from the driveway leading to a PVC mahogany shaded door which opens to:

**PORCH**

4' 8" x 6' 0" (1.42m x 1.83m)  
Fitted coat hooks to wall, uPVC double glazed window with blind, woodgrain laminate flooring and glazed door and side window to:

**HALL**

Stairs to first floor, meter cupboard housing circuit breaker control point and radiator. Stripped traditional door opens to:

**LOUNGE**

13' 0" x 13' 0" (3.98m x 3.97m)  
Feature fireplace with slate hearth housing a woodburning stove recessed into the chimney breast with TV bracket to the wall above and alcove cupboard to the side. UPVC double glazed window to front, radiator and wood grain laminate flooring.

**DINING ROOM**

8' 4" x 16' 2" (2.54m x 4.93m)  
UPVC double glazed French doors to rear opening to the patio and garden, further uPVC double glazed window to side. Door to useful under stairs store housing the gas boiler for the hot water and heating system. Radiator, two ceiling light points and open doorway to kitchen.

**KITCHEN**

14' 1" x 7' 6" (4.30m x 2.31m)  
The kitchen is extended to the rear of the property and offers a spacious area fitted with a modern range of base cupboards with a light wood grain decor panel, complimented with a granite effect work surface and matching up stand. There is a stainless-steel sink unit with mixer tap, a gas hob and eyelevel electric double oven and grill, with recess and plumbing for a washing machine, and a built-in fridge. The kitchen has a central heating radiator, inset lights to the ceiling and mahogany shaded PVC double glazed door and window opening to the drive at the side.

**FIRST FLOOR LANDING**

UPVC double glazed window, loft access and stripped wood internal doors to bedrooms, bathroom and shower room.

**BEDROOM**

11' 6" x 9' 8" (3.51m x 2.95m)  
Double room with uPVC mahogany shaded double glazed window to rear looking towards the garden, radiator, electric light and power.



**BEDROOM**

9' 8" x 6' 1" (2.95m x 1.85m)  
Smaller double room with uPVC double glazed window to front and radiator.

**BEDROOM**

6' 2" x 9' 9" (1.88m x 2.97m)  
Single room situated to the front of the property with uPVC double glazed window, radiator and useful storage area with hanging rail.

**SHOWER ROOM**

6' 2" x 5' 11" (1.89m x 1.8m)  
Fitted with a white three piece suite comprising of WC, pedestal wash hand basin and shower cubicle. Panelling to shower, tiling to the lower walls and uPVC double glazed window with pattern glass pane to rear.

**EXTERIOR**

To the front of the property is a set of double gates leading to the driveway with a personal gate to the side. The front garden offers an area of lawn with young beach hedge and other shrubs and bushes. The drive to the side of the property has an outside water tap and door into the kitchen. To the end of the drive is a detached garage. To the side of the garage is a gate leading to a lower patio area and then steps up to the upper garden which is gravelled with raised borders and offers a lovely seating area. From here there is access to the rear of the garage for an additional storage. An excellent area of outside space complementing this great family home.

**GARAGE**

18' 9" x 8' 6" (5.73m x 2.61m)  
Detached single garage with up and over door, electric lighting and power.

