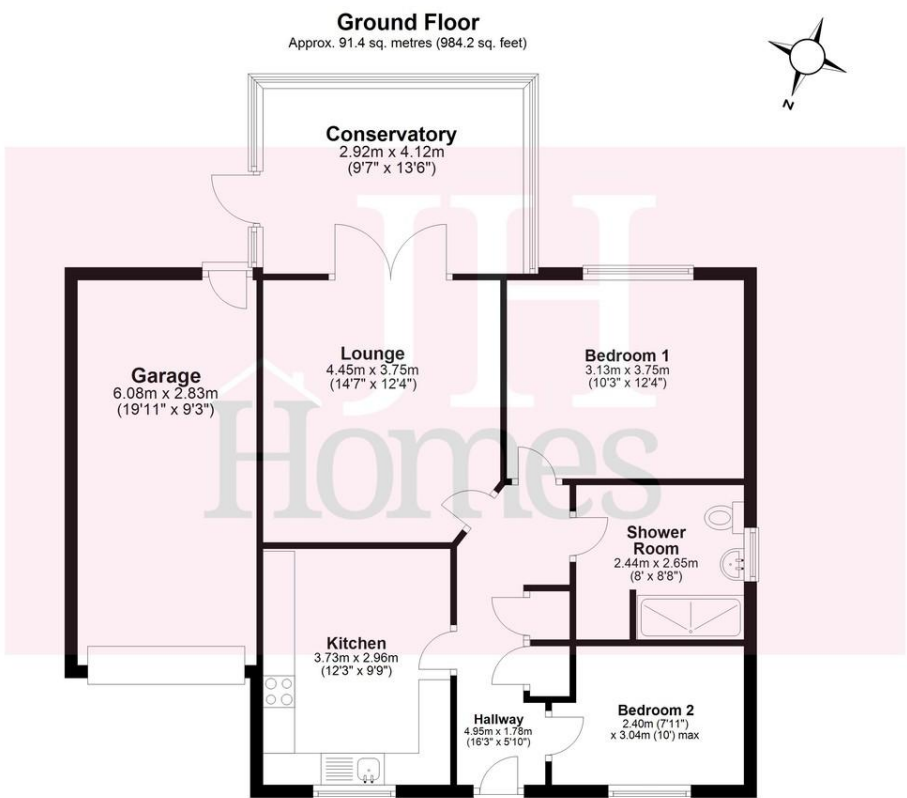




DIRECTIONS

From the office of JH Homes, proceed down the cobbled Market St. At the roundabout take the second turn continuing down County Road the A590. At the traffic lights turn left onto Swan St, pass the Swan pub and Chinese take away, and you will see Sunderland Terrace on your Right. Turn right behind the terrace signed Willow Tree Close, turn left again where the property can be found towards the bottom of the cul-de-sac on the right.

The property can be found by using the following "What Three Words" [///abundance.rivers.wedding](https://www.what3words.com/abundance.rivers.wedding)

GENERAL INFORMATION

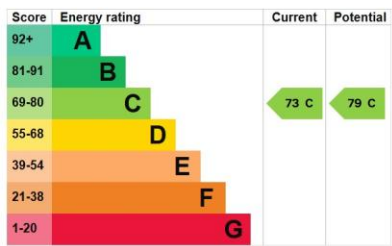
TENURE: Leasehold - 125 years from 1st Jan 2007 - Current 2025 Management Fee is £1730.83 which is payable on the 1st April every year.

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: All mains services including, gas, electric, water and drainage.

PLEASE NOTE: The property is being sold at a 75% share.



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.



£198,750



1



2



1



GARAGE & PARKING

5 Willow Tree Close,
Ulverston, LA12 7GY

For more information call **01229 445004**

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

Rare opportunity to purchase a modern link detached bungalow that is offered under the affordable housing scheme on behalf of Home Group Housing Association. The property is available for those over 55 and offers gas fired central heating system, uPVC double glazing and is set on a pleasant plot with garden space to front and rear and an attached single garage. Comprising of entrance hall, kitchen diner, lounge, conservatory/dining room, two bedrooms and shower room. All in all a well presented property offering further potential for personalisation and modernisation dependent on needs and offered vacant with no upper chain with early viewing is invited.



Accessed by way of a PVC door with double glazed panels opening to:

ENTRANCE HALL

Radiator and doors to two useful storage cupboards, one housing the Potterton gas Combi boiler for the central heating and hot water systems and the circuit breaker control point and the other offer general storage.

KITCHEN/BREAKFAST ROOM

12' 3" x 9' 9" (3.73m x 2.97m)
Fitted with range of base, wall and drawer units with wood grain effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Space for freestanding fridge/freezer, space and plumbing for washing machine and dishwasher and space and point for an electric cooker. UPVC double glazed window to the front.

LOUNGE

14' 7" x 12' 4" (4.44m x 3.76m)
Situated to the rear of the property with wall mounted living flame electric fire, radiator and French doors to the rear with blinds opening directly to the conservatory.

CONSERVATORY

9' 7" x 13' 6" (2.92m x 4.11m)
PVC double glazed construction with a polycarbonate style roof, two radiators and woodgrain laminate flooring with PVC door opening to the side garden. Blinds to all windows and two wall light points.

BEDROOM

10' 3" x 12' 4" (3.12m x 3.76m)
Double room situated to the rear of the property, fitted with bedroom furniture comprising of wardrobe, cupboards and drawers with bridging units above the bed. UPVC double glazed window to rear and radiator.

BEDROOM

7' 11" x 10' 0" (2.41m x 3.05m) widest points
Smaller double room to the front of the property with uPVC double glazed window and fitted blind, radiator and woodgrain laminate style flooring.



SHOWER ROOM

8' 0" x 8' 8" (2.44m x 2.64m)
Fitted with a three piece suite in white comprising of walk in easy access shower, WC & wash hand basin. Tiling to splash back, uPVC double glazed window to side, waterproof flooring and radiator.

EXTERIOR

There is the advantage of a driveway in front of the garage and a front garden area with slate gravel and mature bushes with a flag path leading to the front door and continuing round to the side of the property where there is a gate. To the rear the garden has a flagged seating area with privet hedging and offers good potential for general landscaping and personalisation, a path leads around the conservatory to the personal door into the rear of the garage and there is also a door into the conservatory.

19' 11" x 9' 3" (6.07m x 2.82m)
Single garage with roller door and personal door to rear. Electric light, power and water tap.

