



DIRECTIONS

From the Coronation Hall proceed across at the traffic lights onto Victoria Road and under the railway bridge where the road becomes Park Road. At the junction turn right onto Priory Road and continue past the Co-Op, turn right onto Oakwood Drive. As you start to go up Oakwood Drive, passing Bay Tree Road, then Holly Bank and Larch Grove. Take the next left onto Almond Road then first left to Ash Grove and follow the road with the Garages on the left the property is the last house on the right.

It can be found by using the following "What Three Words":
<https://w3w.co/windmill.prompting.seagulls>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.



£200,000



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12 Ash Grove, Ulverston, Cumbria,
LA12 9JH

For more information call **01229 445004**

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

Situated in the ever-popular Croftlands estate, a traditional ex-local authority semi-detached house situated to the head of a small cul-de-sac, presented to an excellent standard, offered both vacant and with no upper chain. Well presented and comfortable home offering further potential for additional modernisation/personalisation dependent on buyers needs. Comprising of porch, hall, lounge, dining room, kitchen, utility room, and WC, to the first floor three bedrooms and wet/shower room. Gardens to both front and rear offering great potential. Suited to a range of buyers including the family purchaser, the property is recommended for early viewing with appointments available through the office of JH Homes.



Accessed through set of double PVC doors with double glazed pattern glass panes opening to:

PORCH

Housing electric meter cupboard and half-glazed door with traditional glazed side panel. Opening to:

HALL

8' 2" x 5' 9" (2.49m x 1.75m)
Radiator, stairs to first floor and doors to lounge and kitchen.

LOUNGE

12' 6" x 11' 8" (3.81m x 3.56m)
Feature wall and central stone fireplace with electric flame effect fire, making an attractive focal point to the room. PVC double glazed window to front with venetian blind, double radiator and open access to adjacent dining room.

DINING ROOM

11' 1" x 9' 10" (3.38m x 3m)
Well-proportioned room with UPVC double glazed window to rear facing garden area. Double radiator and door to:

KITCHEN

11' 1" x 7' 8" (3.38m x 2.34m)
Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating stainless steel sink mixer tap and splash back tiling. UPVC double glazed window facing side garden, space and point for a gas/electric cooker and space for a fridge freezer. Set of double louver doors to an excellent under stairs storage area housing Valliant gas Combi boiler for heating and hot water systems. Wood grain effect laminate style flooring and door to:

UTILITY ROOM

8' 7" x 7' 8" (2.62m x 2.34m)
Area of work surface and recess/plumbing underneath and plumbing for a washing machine and space for dryer. Solid PVC door and UPVC double glazed side window opening to side of property and garden, with sliding door to ground floor WC.

WC

Pedestal wash hand basin with mixer tap and low flush toilet, double-glazed pattern glass window and extractor fan.

FIRST FLOOR LANDING

Twin handrails on stairs to landing, UPVC double glazed window, built-in airing cupboard with shelving, doors to bedrooms and shower room.



BEDROOM

12' 5" x 11' 5" (3.78m x 3.48m)
Well-proportioned room with UPVC double glazed window to rear and access point to loft.

BEDROOM

11' 1" x 9' 10" (3.38m x 3m)
Situated to front of property with radiator and UPVC double glazed window.

BEDROOM

8' 5" x 8' 0" (2.57m x 2.44m)
Good-sized room with UPVC double glazed window and double radiator.

SHOWER ROOM

Pedestal wash basin with mixer tap and mirror fronted bathroom cabinet above. WC with pushbutton flush and two UPVC double glazed pattern glass windows. Towel rail, drain to the floor, Mira electric shower and tiling to two walls. Radiator, extractor fan and electric fan heater.

EXTERIOR

Accessed through wooden gate with sloping flagged path leading to front door and side of property. Flagged front area for easier maintenance with bark chippings to borders and fencing to side. Border garden area to side of the flagged path with point for dryer and outdoor water tap, door connecting to utility room. Flagged rear garden offering blank canvas for general landscaping and redevelopment. Excellent garden area offering super potential.

