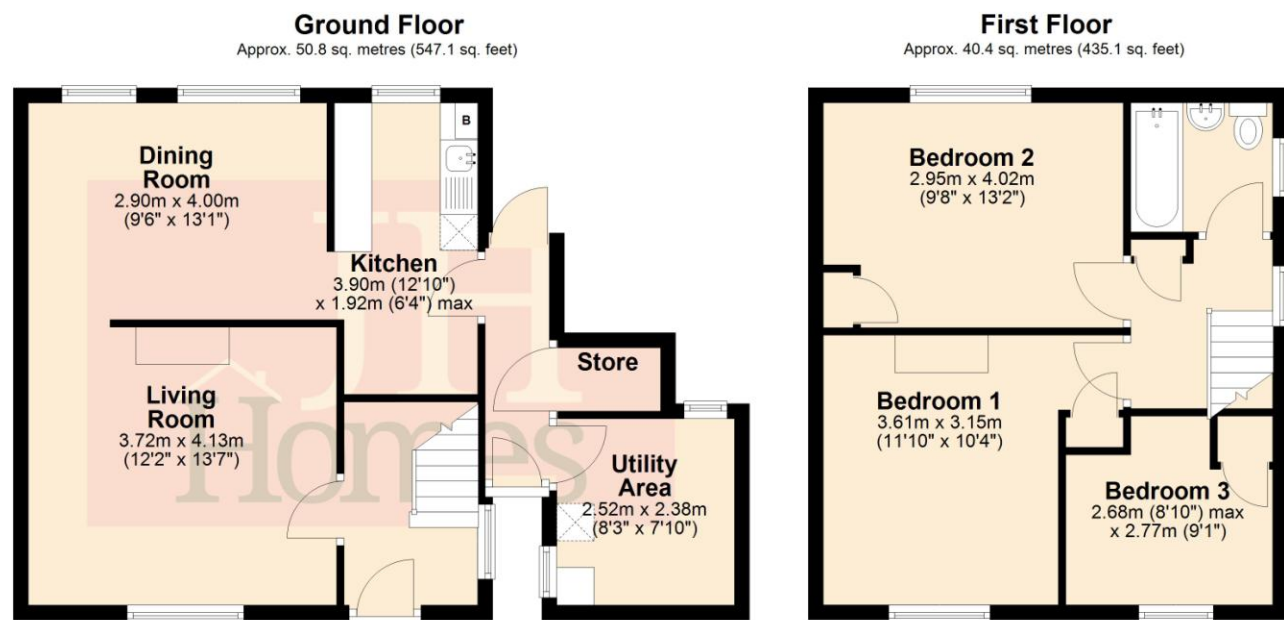




A traditional family size semi-detached house situated in this popular residential location in the market town of Ulverston. The property has been under the same ownership for many years and is now reluctantly offered for sale. The property, whilst offering double glazing and central heating system, requires general modernisation and offers a great opportunity for the right buyer to modernise and personalise. Positioned in a small cul-de-sac on a pleasant plot with gardens to front and rear, again offering great potential. The property offers accommodation comprising of entrance hall, lounge, dining room, kitchen and outbuildings. To the first floor there are three bedrooms and a bathroom. The property is offered vacant having no upper chain and early viewing is both inviting recommended to appreciate the property and great potential it offers.



Access from shared path with solid PVC door opening to:

ENTRANCE HALL

UPVC double glazed pattern glass window, radiator, stairs to first floor and bi fold door opening into:

LOUNGE

12' 2" x 13' 7" (3.71m x 4.14m)
Central fireplace feature with wooden fire surround, hearth and gas flame effect fire. Coving to ceiling, uPVC double glazed window looking to front garden and green beyond. An open archway to side leads to:

DINING ROOM

9' 6" x 13' 1" (2.9m x 3.99m)
Ample space for family table, coving to ceiling, double radiator and open doorway to kitchen. UPVC double glazed window to rear and further uPVC side window with rose motive.

KITCHEN

12' 10" x 6' 4" (3.91m x 1.93m) max
Fitted with older range of base, wall and drawer units with tiled worktop over incorporating stainless steel sink with drainer and splash back tiling. Space and point for gas cooker, recess for fridge and

recess and plumbing for washing machine. Radiator and Worcester Combi boiler to the wall for the heating and hot water systems. Open under stairs area maximising space, uPVC double glazed window looking to rear garden and a half-glazed door opening to:

LOBBY

Doors to garden and front of property with access to outbuildings, including garden store and workshop/store with window.

FIRST FLOOR LANDING

Stairs lead to first floor with landing having uPVC double glazed pattern glass window doors to bedrooms and bathroom, with a further pine door to shelf storage cupboard.

BEDROOM

11' 10" x 10' 4" (3.61m x 3.15m)
UPVC double glazed window, former decorative painted fireplace, access point to loft and door to wardrobe area with hanging rail.

BEDROOM

9' 8" x 13' 2" (2.95m x 4.01m)
Situated to rear of property with radiator, uPVC double glazed window and wardrobe with hanging rail and shelf.



BEDROOM

8' 10" x 9' 1" (2.69m x 2.77m) max
A good single bedroom with uPVC double glazed window to front looking towards green. Radiator and pine door to built-in over stairs wardrobe with hanging rail and shelf.

BATHROOM

Three piece suite in white comprising of panel bath, pedestal wash hand basin with decorative mirror above and WC. UPVC double glazed pattern glass window, tiling to half of the walls and radiator.

EXTERIOR

Communal green to front with un-allocated resident parking spaces. Gate to shared pathway with neighbouring property leading to front door. Front garden is grassed and has shrubs and bushes, with door to passage leading to rear garden. Offering super potential for general landscaping, the rear garden is currently overgrown but will be an excellent garden space complementing this family property when developed.

