

FREEHOLD



MAIN STREET,
GREENODD,
ULVERSTON,
LA12 7QZ

£240,000

FEATURES

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|---------------------------------------|---|
| Individual Cottage Property | Secondary Reception Room/Hall |
| Popular & Convenient Village Location | Two Double Bedrooms |
| Deceptive & Spacious Accommodation | Bathroom & Separate Shower Room |
| Fitted Breakfast Kitchen | Decked Balcony To Rear |
| Good Sized Lounge/Dining Room | Vacant With No Upper Chain, Viewing Recommended |



Attractive individual cottage property situated in the heart of the village of Greenodd, offering beautifully appointed and deceptively spacious accommodation. This superb home offers versatile flowing accommodation with bedrooms to the lower ground floor and comprises of, front door opening to attractive breakfast kitchen, shower room, L-shaped lounge/diner, rear sitting room/hall with doors to decked balcony, lower ground floor hall with access to two spacious double bedrooms, four-piece bathroom and utility room. The property has an attractive elevated deck and an under-deck storage area, perfect for the busy lifestyle. The charming accommodation will truly be appreciated upon inspection and has an excellent standard of presentation throughout. Greenodd is a traditional working village with excellent access to the A590 with bus links and the village having a butchers, bakehouse café and other amenities including a popular primary school in the adjacent village of Penny Bridge. A comfortable home offered both vacant and with no upper chain.

Accessed via a few steps up to a traditional, multipaned glazed door which opens to the entry area with recessed floor.

KITCHEN/BREAKFAST ROOM

13' 4" x 10' 2" (4.06m x 3.1m)

Fitted with a range of base, wall and drawer units with wood block worktop over incorporating ceramic sink with mixer tap and a slate, tiled and illuminated recess behind. Integrated gas hob, electric oven, wine rack, breakfast bar area and recess for fridge/freezer. Tiling to floor, coving to ceiling and uPVC double glazed window with window seat, colonial style shutters and radiator below. Doors leading to rear sitting room/hall, shower room and lounge/diner.

SHOWER ROOM

Well-presented shower room fitted with three-piece suite comprising of WC, pedestal wash hand basin with mixer tap and tiled splashback, glazed shower cubicle with Mira electric shower and tiling into the walls. Towel rail, coat hooks, tile effect vinyl flooring and an extractor fan to the ceiling.

LOUNGE/DINER

24' 10" x 17' 0" (7.57m x 5.18m)

L shaped with fireplace feature, white painted surround, cast and tiled inset with a raised wood edged hearth and woodburning stove, making a fabulous feature to the room. Pleasant decor with a dado rail, light papered walls and traditional coving to the ceiling. Two double radiators, open window area to adjacent sitting room, uPVC double glazed window to front with colonial shutters and traditional single glazed sash window to rear with wooden Venetian blind. Door to:

RECEPTION ROOM / HALL

20' 2" x 12' 4" (6.15m x 3.76m)

Pine floor, exposed beams, double radiator and a vaulted ceiling with two Velux double glazed roof lights. Wooden double-glazed French doors with blinds opening into the decked balcony seating area, wood framed single glazed sash window and wood framed double glazed window with blinds. Versatile and attractive room complementing the style and feel of this lovely property. To the corner, stairs to lower ground floor with heavy

wooden newel post handrail and spindles, and wood tread with a lovely, curved wall.

LOWER GROUND FLOOR HALL

Flagged floor which continues into the master bedroom and bathroom. Radiator and wooden painted doors with latch handles to two bedrooms and bathroom.

BEDROOM

17' 5" x 11' 10" (5.31m x 3.61m)

Spacious with feature exposed beams and timbers to the ceiling. Flagged floor and stepped recess with set of French doors with shutters to the rear. Double glazed window to the gable, three wall light points, two radiators and door to:

UTILITY ROOM

6' 2" x 10' 0" (1.88m x 3.05m)

Most useful room with flagged floor, wooden worksurface with stainless steel bowl and a half sink unit and storage under, recess and plumbing for washing machine and an open storage cupboard above. Space for freestanding freezer, radiator and

set of louver doors conceal a further storage area housing the ideal gas combi boiler for the central heating and hot water systems and gas meter.

BEDROOM

13' 7" x 11' 11" (4.14m x 3.63m)

Excellent double with lovely light attractive decor and heavy timber beam features to the ceiling. Traditional single glazed sash window and further wood frame double glazed window, both with colonial style blinds. Radiator, stripped wood flooring and latch handle doors to built-in wardrobes with hanging rails, offering valuable storage space.

BATHROOM

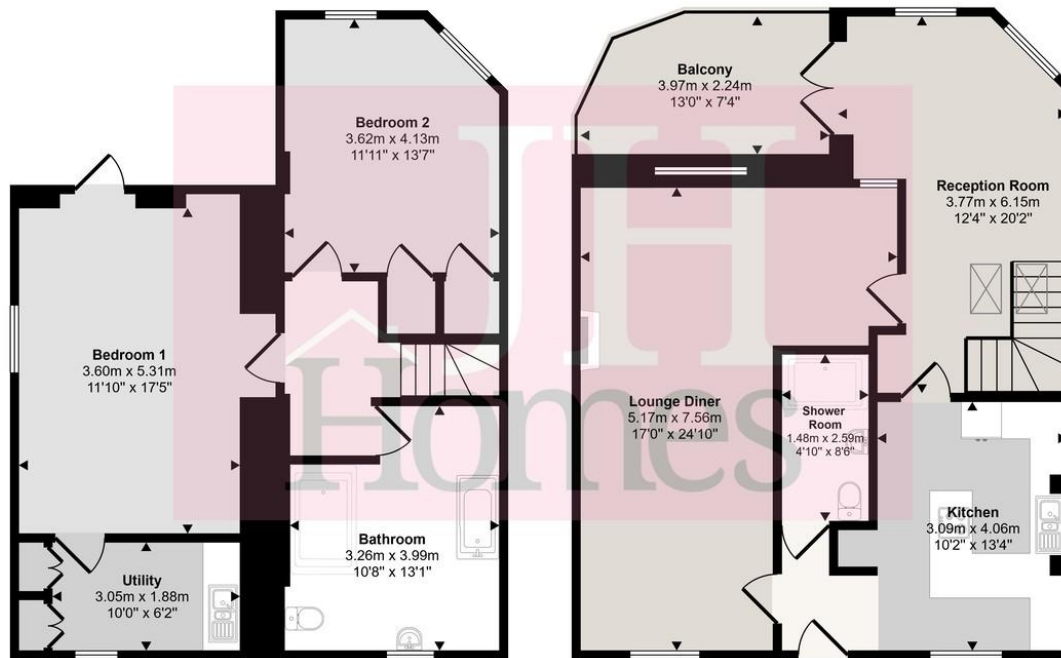
Fitted with a modern four-piece suite comprising of tiled panelled bath with mixer tap and slate display shelf to the side, pedestal wash hand basin with mixer tap, WC with concealed cistern, glazed shower cubicle with a tiled floor/floor drain and thermostatic shower with flexi track spray and fixed rain head style shower. Two heavy exposed beams, white tiling to the walls, electric mirror, ladder style towel radiator and built-in shelved storage cupboard. A spacious, well-presented bathroom.

EXTERIOR

The property is payment fronted and to the rear a lovely, decked balcony with a partially covered area offering outdoor seating space. Below this, a storage area for bins etc.



Approx Gross Internal Area
139 sq m / 1493 sq ft



Lower Ground Floor
Approx 69 sq m / 741 sq ft

Ground Floor
Approx 70 sq m / 752 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

On entering the village of Greenodd, pass the Butchers on the left hand side, continue down main street and after a short distance, the cottage is on the left.

The property can be found by using the following "What Three Words"

<https://w3w.co/preparing.soldiers.exit>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

