

FREEHOLD



6 RAILWAY TERRACE, LINDAL, ULVERSTON, LA12 0LQ

£185,000

FEATURES

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|------------------------------------|----------------------------------|
| Well Presented Mid Terrace Cottage | Dining Room & Luxury Bathroom |
| Parking & Garden | Kitchen Extension |
| Bedroom Three OFF Bedroom Two | Highly Popular Location |
| Gas CH System & uPVC DG | Suitable For A Variety Of Buyers |
| Lounge With Multifuel Burner | Early Inspection Advised |



Superior extended two/three bedroomed mid terraced cottage situated in this popular village with double parking and garden area. Early inspection is strongly advised to appreciate the quality of this family sized property and would be suitable for a variety of buyers. The accommodation briefly comprises of dining room, lounge with multi fuel stove, modern fitted kitchen and luxury bathroom, and to the first floor three bedrooms with bedroom three accessed via bedroom two. To rear of property is a yard, giving access to rear service lane and storage shed. Opposite the cottage is ample parking and an enclosed garden area with lovely sunny aspects, an excellent additional benefit to this great home. In all a superb opportunity in a popular location with early viewing invited and recommended. The village itself has a popular primary school, public house and offers excellent access to the A590 travelling to Ulverston, Dalton, and Barrow -in-Furness.

Accessed through PVC door into:

DINING ROOM

9' 0" x 11' 10" (2.74m x 3.61m)

Entrance door and uPVC double glazed window to front, modern contemporary décor and radiator. Understairs storage cupboard and open doorway to staircase to first floor. Open to:

LOUNGE

11' 1" x 11' 10" (3.38m x 3.61m)

Multifuel stove with tiled back, plinth and wooden surround. Radiator and uPVC double glazed window to rear. Door to:

KITCHEN

21' 4" x 6' 3" (6.5m x 1.91m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric cooker point, plumbing for washing machine and space for fridge/freezer. Two uPVC double glazed windows to side and external door to rear yard. Door to:

BATHROOM

Modern, luxury three-piece suite comprising of P-shaped bath with shower above, wash hand vanity basin and WC. Cupboard housing combination boiler for heating and hot water system and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to bedrooms one and two, with bedroom three accessed via bedroom two.

BEDROOM

9' 0" x 11' 10" (2.74m x 3.61m)

UPVC double glazed window to front, storage cupboard and radiator.



BEDROOM

11' 1" x 11' 10" (3.38m x 3.61m)

Radiator and uPVC double glazed window to rear. Door to:

BEDROOM

8' 9" x 6' 3" (2.67m x 1.91m)

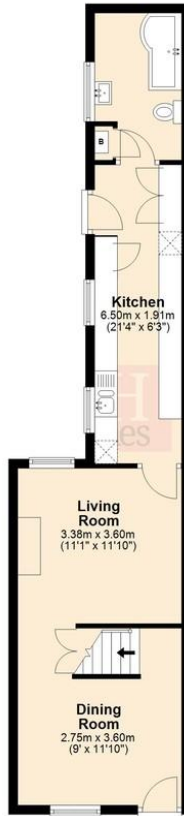
UPVC double glazed window to side and radiator.

EXTERIOR

Yard situated to rear of property with access to the service lane and store, with ample parking adjacent to the property. The garden is an excellent feature of this home and will be fully appreciated upon inspection. It is laid to lawn and enclosed for privacy considerations, an excellent garden complimenting this comfortable family home.



Ground Floor
Approx. 45.3 sq. metres (487.6 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding into the village from the Ulverston and Swarthmoor direction, upon entering Lindal take your second left into Railway Terrace.

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

<https://w3w.co/overtones.scariest.partners>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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.

