

FREEHOLD



24 RYDAL ROAD,  
ULVERSTON,  
LA12 9BU

£250,000

#### FEATURES

- Excellent Terraced Home
- Popular Location Convenient To Town Amenities
- Well Presented Throughout
- Lounge With French Doors To Garden
- Modern Fitted Kitchen/Diner
- Three Excellent Bedrooms
- Outbuildings inc Utility & WC
- Modern Bathroom With Over Bath Shower
- Off Road Parking & Good Garden To Rear
- Suited To A Range Of Buyers With Viewing Recommend



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Homes

This beautifully presented and comfortable mid-terrace home is set in a popular residential location with easy access to the town centre and local amenities. Lovingly maintained and presented by the current owners, the property is finished to a high standard throughout and benefits from gas central heating system and uPVC double glazing. The accommodation comprises of an inviting entrance hall, comfortable lounge, and a kitchen/diner complete with appliances, alongside useful outbuildings including a utility room and WC. The first floor offers three well-proportioned bedrooms (two doubles) and a modern bathroom. Externally, there is off road parking to the front (via an un-lowered kerb) and a good-sized, enclosed rear garden featuring a decking patio and lawn ideal for relaxing or entertaining. Offered vacant with no upper chain, this comfortable and appealing home is well suited to a wide range of buyers, including families. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Accessed via double width parking bay and through a modern double glazed composite front door. Opening into:

#### **ENTRANCE HALL**

Attractive and welcoming entrance hall with light décor, radiator and woodgrain laminate flooring which continues throughout the ground floor. Wall cupboard containing the electric meter and circuit breaker control point, and internal doors to the lounge and kitchen/diner.

#### **LOUNGE**

17' 0" x 11' 2" (5.18m x 3.4m)

Extremely well-presented stylish room with light and neutral décor, having a lovely central fireplace feature with white fire surround, polished hearth and inset with a living coal flame fire. Picture rail, ceiling light point and two radiators. Complete with light wood grain effect flooring, uPVC double glazed window to the front with blind and set of PVC double glazed French doors to the rear opening to deck and garden beyond.

#### **KITCHEN/DINER**

16' 10" x 11' 3" (5.13m x 3.43m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating stainless steel bowl and a half sink unit with drainer, mixer tap and splash back tiling. UPVC double glazed window looking up the rear garden, space for a dining table, radiator and further double glazed window to the front. Capple induction hob with black glass splashback and cooker filter hood above, low-level electric fan assisted oven and built in slimline dishwasher. An open doorway leads to a useful store with space for a fridge freezer, complete with electric light and power points, coat hooks and a storage shelf. From the kitchen a PVC double glazed door opens to:

#### **LOBBY**

Woodgrain effect herringbone pattern vinyl flooring, painted walls and wooden half glazed doors to open either side. WC has a traditional high flush toilet and pattern glass window.

#### **UTILITY ROOM**

5' 6" x 7' 3" (1.68m x 2.21m)

Useful room with traditional ceramic sink on a stand, plumbing for a washing machine and offers excellent general storage room/utility space.

#### **WC**

The WC has a traditional high flush toilet and pattern glass window.

#### **FIRST FLOOR LANDING**

Stairs with a painted handrail lead to the first floor landing which has a radiator and uPVC double glazed window with blind offering an outlook down to the rear garden, with glimpses of the allotments beyond. Complete with light white decor, integrated smoke alarm, and doors to the bedrooms and bathroom.

#### **BEDROOM**

9' 1" x 13' 6" (2.77m x 4.11m)

Well-presented bedroom with light stylish décor, traditional picture rail, uPVC double glazed window and radiator. Attractive panelling around the bed head and an access point to the loft.

#### **BEDROOM**

10' 7" x 11' 6" (3.23m x 3.51m)

Double bedroom situated to the front of the property, with uPVC double glazed window and radiator. Pleasant light decor,

space for a freestanding wardrobe and double doors to excellent over stairs storage cupboard and wardrobe space. Also provides an access point to the loft.

#### BEDROOM

7' 9" x 10' 4" (2.36m x 3.15m)

Currently dressed and used as a home office and uPVC double glazed window to the rear with blind looking down to the rear garden and beyond. Modern classic decor, radiator and to the corner of the room, a useful storage cupboard.

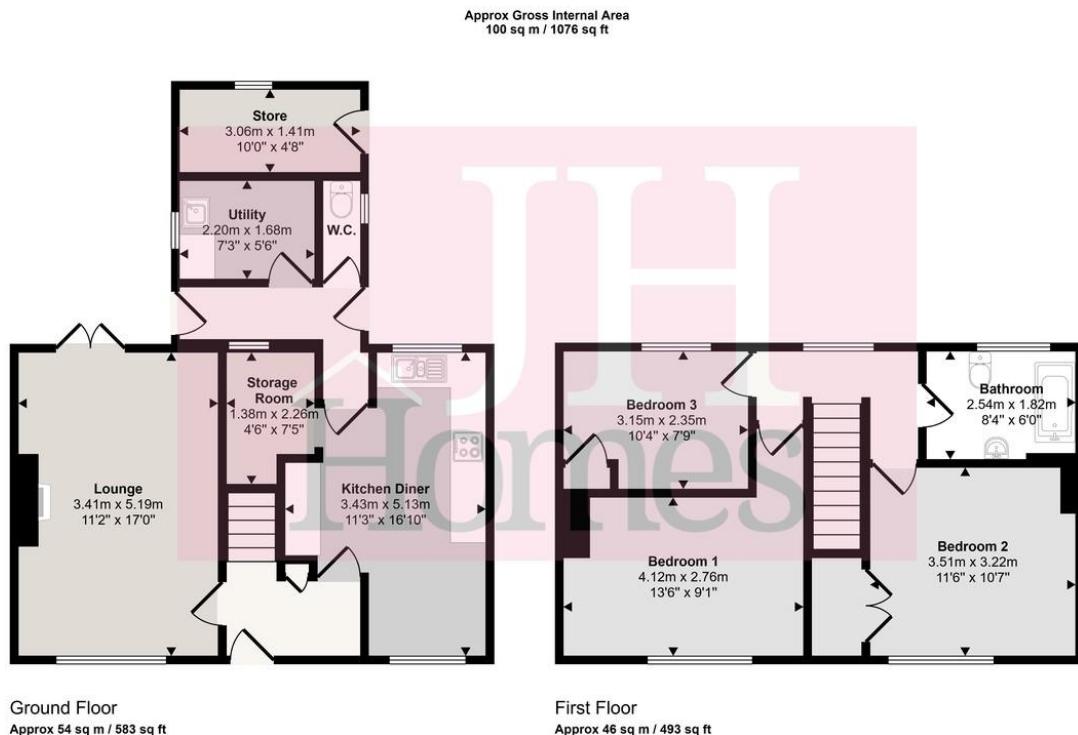
#### BATHROOM

Fitted with a three-piece suite in white comprising of WC with push button flush, panel bath with glazed screen, mixer tap and an over bath shower with fixed spray head and flexi-track spray. Pedestal wash hand basin with mixer tap and mirror to the wall above, tiling to the floor and walls around the splashback areas. Extractor fan, chrome ladder style towel radiator and insert lights to the ceiling. In all an attractive, modern bathroom.

#### EXTERIOR

To the front of the property a double width gravelled driveway with raised border beds to the side, provides off-road parking and is accessed via an un-lowered curb. To the rear there is an attractive, well-proportioned garden with a patio and path, giving access to an area of lawn with decking area to the side; offering pleasant seating space with French doors connecting to the lounge. To the end of the lawn is a substantial patio with raised borders to the side and door to the fence giving access to walkway on Dragley Beck.





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

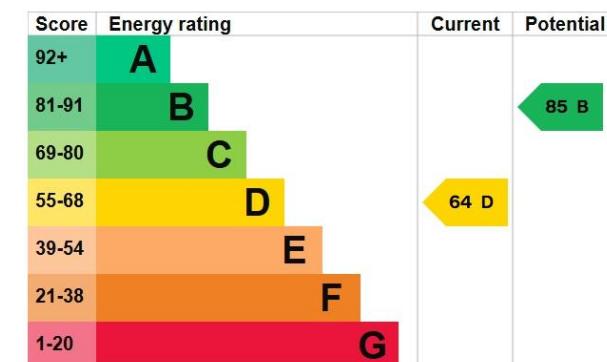
SERVICES: Mains drainage, gas, electric, water are all connected

#### DIRECTIONS:

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. Take the second right onto Rydal Road, follow the road round and the property is located on the right hand side before the turn on the left.

It can also be found using the approximate what3words reference

<https://w3w.co/cherished.neon.trains>



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.