

7 Machell Close, Ulverston. Cumbria. LA12 7XE

EXTERNALLY

There is parking for two vehicles on a block set driveway leading to the integral garage. The front garden is partly laid to lawn with attractive rockery border gardens and a Japanese style garden with attractive bridge feature and flagged pathways.

Leading round to the side of the garden there is a further lawn with pergola and fixed bench, and to the rear are further patio seating areas, flagged patio and attractive flowerbed borders.

DIRECTIONS On leaving the office, proceed to the market cross and go up Daltongate. Follow this road up the hill through the narrow section taking the next left on to Fallowfield Avenue. Drive into Fallowfield Avenue and bear right on to Machell Close and the property is situated on the right hand side at the end of the cul-de-sac. Look for the Pink For sale Sign. Please note there is pedestrian access from Queen

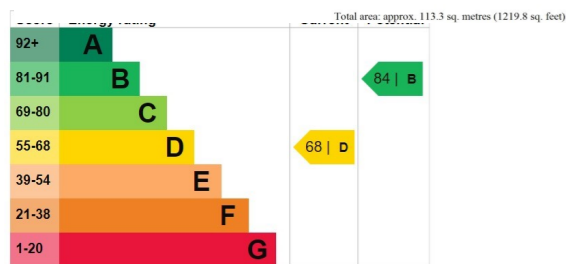


Deceptively Spacious Detached Bungalow, cul-de-sac Location—No Chain FOR SALE £395,000



7 MACHELL CLOSE, ULVERSTON, CUMBRIA. LA12 7XE

JH Homes are delighted to offer for sale this deceptively spacious architecturally designed detached bungalow, constructed in 1994. Situated in a prominent position in a small cul-de-sac location within easy distance to the town, off Daltongate and pedestrian foot access directly from Queen Street. The accommodation offers excellent deceptive proportions with spacious living and bedroom accommodation comprising of entrance hallway, lounge, dining room with open arch through to the kitchen, access to the conservatory, useful utility room, cloakroom, two double bedrooms and shower room. Externally the property offers gardens to the front, side and rear with patio seating area and well stocked borders. There is a driveway to the front providing off road parking and integral garage. Suited for a variety of purchasers, Ideally suit a couple looking for a home within the heart of Ulverston.



Estate Agency Act 1979

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For more information call 01229 314049 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D

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ACCOMMODATION

The property is approached via a block set driveway leading to the integral garage with further access to the front opaque half double glazed door with side glazed panel into the hallway.

ENTRANCE HALLWAY 4.90m x 1.61m (16'1" x 5'4") **INNER HALL** 2.78m x 2.51m (9'1" x 8'3")

This welcoming hallway of generous proportions, with central heating radiators, access to the loft space, integral garage, double doors lead to the lounge. There is an archway which leads to a cloaks cupboard, airing cupboard with radiator and further doors leading to both double bedrooms and shower room. The hallway has coving to the ceiling, emulsion décor and an opaque glazed window provides borrowed lighting from the lounge area.



LOUNGE 5.56m x 3.68m (18'3" x 12'1")

The lounge offers generous proportions and centres around a living flame gas fire (not tested) set in a conglomerate marble effect hearth and an ornate wood surround. The room has emulsion décor, continuation of the ornate cornicing to the ceiling, central heating radiator, overhead light, wall lights, dual windows to the side and rear elevations., tv cabling and power points. Internal door opens directly to the dining room.

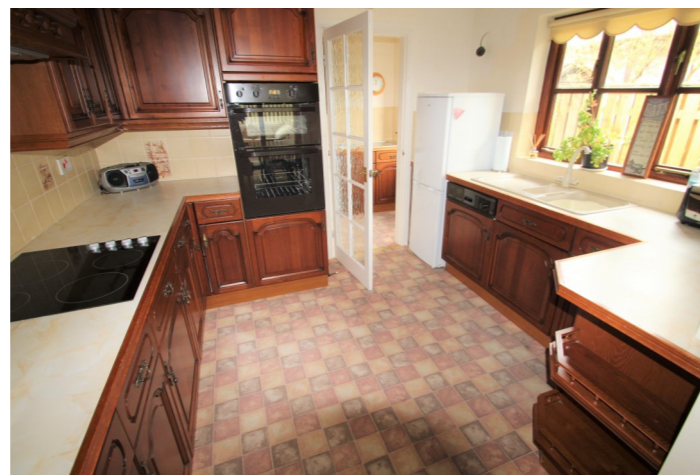


DINING ROOM 2.91m x 3.13m (9'7" x 10'3")

Accessed from the lounge. The room has ample space for a dining table, having a continuation of the coving, neutral décor, central heating radiator, overhead light and power points. There are double glazed sliding patio doors leading to the conservatory and an archway leading into the kitchen.

KITCHEN 2.81m x 3.13m (9'3" x 10'3")

Fitted with a range of base and wall units with mahogany effect décor panels and brass effect handles with working surface over incorporating a beige one and a half bowl sink with drainer and mixer tap sat beneath the sealed unit double glazed window. The integrated appliances include a four ring electric hob with extractor hood above and Hotpoint high level electric ovens inset into a useful housing unit and dishwasher. Recess space for fridge/freezer. A multipaned door leads to the utility room.



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UTILITY ROOM 1.58m x 2.20m (5'2" x 7'3")

Comprising a continuation of the wall and base units from the kitchen with matching splash back tiling and work surface over. There is a stainless steel sink with drainer and taps. Recess space with plumbing connection for a washing machine, further recess space for a free standing appliance. There is a window to the side elevation and an opaque half glazed door

CLOAKROOM 1.58m x 0.83m (5'2" x 2'9")

Comprising of a two piece suite to include a wc, corner wash hand basin, cream shades tiling to mid weigh height.

CONSERVATORY 3.23m x 2.97m (10'7" x 9'9")

This naturally light conservatory with polycarbonate roof creates extra living accommodation. There is a central heating radiator, overhead light/fan, tiling to the floor, Enjoys a pleasant outlook towards the garden. A set of double doors lead to the garden and on to a flagged seating area.



BEDROOM ONE 3.83m x 3.05m (12'7" x 10')

This well proportioned bedroom has a range of fitted cream fronted wardrobes with a dressing table to the side and matching side cabinets. The room is decorated in neutral tones and benefits from overhead lighting, wall light, double glazed window to the front elevation with

outlook up the cul-de-sac and towards the gardens with planted borders and ornamental bridge.



BEDROOM TWO 2.98m x 3.05m (9'9" x 10')

A further double bedroom, situated to the rear of the property, again offering a range of fitted cream fronted wardrobes with a vanity unit and bedside cabinet. The room provides overhead light, Central heating radiator, power points and a window to the rear.

SHOWER ROOM 2.52m x 1.97m (8'3" x 6'5")

The shower room has been upgraded to comprise of a separate shower cubicle, wc with a low flush button, wash hand basin inset into a useful vanity unit with ample storage. The room is fully tiled, there is inset lighting, radiator and opaque glazed window facing the front elevation.

