



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.

**DIRECTIONS**

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance after Bardsea Caravan Park on the righthand side turn right into Leven Road. Take the first left onto Sail Street, bear left and proceed to the end turn and turn right where the property can be found on your right.

The property can be found by using the following "What Three Words" <https://w3w.co/type.removals.vocally>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: E  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric, water are all connected.



**Estate Agency Act 1979**

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.




- 2 Sofas
- 4 Beds
- 2 Bathrooms
- GARAGE & PARKING

22 Sail Street,  
 Ulverston, LA12 9FJ  
 For more information call **01229 445004**  
 2 New Market Street  
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 LA12 7LN  
 www.jhhomes.net or contact@jhhomes.net

We are delighted to bring to the market this superb, detached family home situated on the popular Rowland Home development to the outskirts of Ulverston. Positioned to offer fabulous aspects to the front over the open green area and set on an attractive and well landscaped plot, the property is presented to an excellent standard throughout and offers perfect accommodation for the family buyer. Comprising of vestibule, lounge, open plan living dining/kitchen and WC to the ground floor with four bedrooms, master having an ensuite and family bathroom to the first floor. Complete with single garage, double width drive and an attractive landscaped rear garden with timber garden room included in the sale. With many extras added by the owners during construction the property offers a fabulous home ready for immediate occupation and early viewing is invited and recommended.



Accessed via a modern composite front door with double glazed central pane opening into:

**VESTIBULE**

Radiator, coat hooks to wall and Amtico grey tile effect flooring. Door into:

**LOUNGE**

15'2" x 12'4" (4.62m x 3.76m) widest points  
UPVC double glazed box bay window offering a fabulous aspect beyond the driveway onto the surrounding open green space land and mature trees. TV bracket to wall, ceiling light point, radiator and door giving to open plan kitchen/diner.

**KITCHEN/DINER**

17'0" x 21'2" (5.18m x 6.45m)  
Stairs to first floor and door to WC.  
Kitchen Area  
Fitted with an attractive range of modern base, wall and drawer units with granite style work surface over incorporating inset one and a half bowl sink and drainer with mixer tap. Central island housing induction hob with cooker hood over and breakfast bar area. Integrated appliances include a built in electric double oven, fridge freezer, dishwasher and washer dryer. Set of French doors to garden.  
Dining Area  
French doors to garden, TV bracket to wall, door to useful understairs storage area and three radiators.

**WC**

Two piece suite comprising of WC with concealed cistern and pushbutton flush and pedestal wash hand basin with mirror above. Radiator, uPVC double glazed window with blind, extractor fan and ceiling light.

**FIRST FLOOR LANDING**

Half landing with uPVC double glazed window. The main landing has doors to all bedrooms, bathroom and further doors to a storage cupboard with shelving and one housing the pressurised hot water storage tank and shelving.

**BEDROOM**

11'10" x 9'10" (3.61m x 3m)  
Double room situated to the front of the property with uPVC double glazed picture window offering a fabulous aspect over the green opposite, countryside and mature tree beyond. Radiator, TV bracket to wall and connecting door to:

**ENSUITE**

2'11" x 8'0" (0.89m x 2.44m)  
Fitted with a three piece suite in white comprising of glazed cubicle with folding door, tiled surround with thermostatic shower, wall hung wash hand basin with mixer tap and mirrored bathroom cabinet above and WC with concealed cistern and push button flush. Chrome ladder style towel radiator, uPVC double glazed window with blind and Amtico flooring.

**BEDROOM**

11'4" x 11'9" (3.45m x 3.58m)  
Double room to the rear of the property with uPVC double glazed window looking down to the rear garden. TV bracket to wall, radiator and ceiling light point.

**BEDROOM**

9'5" x 8'3" (2.87m x 2.51m)  
Further double room with double-glazed window to rear looking down to rear garden and radiator.



**BEDROOM**

8'7" x 6'1" (2.62m x 1.85m)  
Single room with uPVC double glazed window, TV bracket to wall and radiator.

**BATHROOM**

6'0" x 6'7" (1.83m x 2.01m)  
Fitted with a modern three piece suite in white comprising of panelled bath with glazed shower screen, mixer tap shower fitment with a flexi track spray and fixed rain head with tiling to surround, wall hung wash hand basin and WC with concealed cistern and push button flush. Two bathroom cabinets with grey high gloss finish with a wall mirror between and lights, Amtico flooring, lights to ceiling, extractor fan and tall ladder style towel radiator.

**EXTERIOR**

Double width driveway immediately to the front with path to the side leading to the side gate and the enclosed rear garden.  
The rear garden has been landscaped and is presented to a high standard. There is a lower flagged patio area with retaining wall, central steps lead to a grassed area beyond which accesses the decking and lower deck area perfect for a hot tub etc. The garden enjoys privacy and sunny aspects. There is further set of steps leading to the garden room. Gated access leading to a useful passage ideal for storage purposes. In all a lovely enclosed rear garden benefit in this excellent family home.

**GARDEN ROOM**

9'4" x 12'10" (2.84m x 3.91m)  
Windows to front and side and set of double doors with electric light and power.

**GARAGE**

Up and over door, power points and housing the gas boiler for the hot water and heating system.

