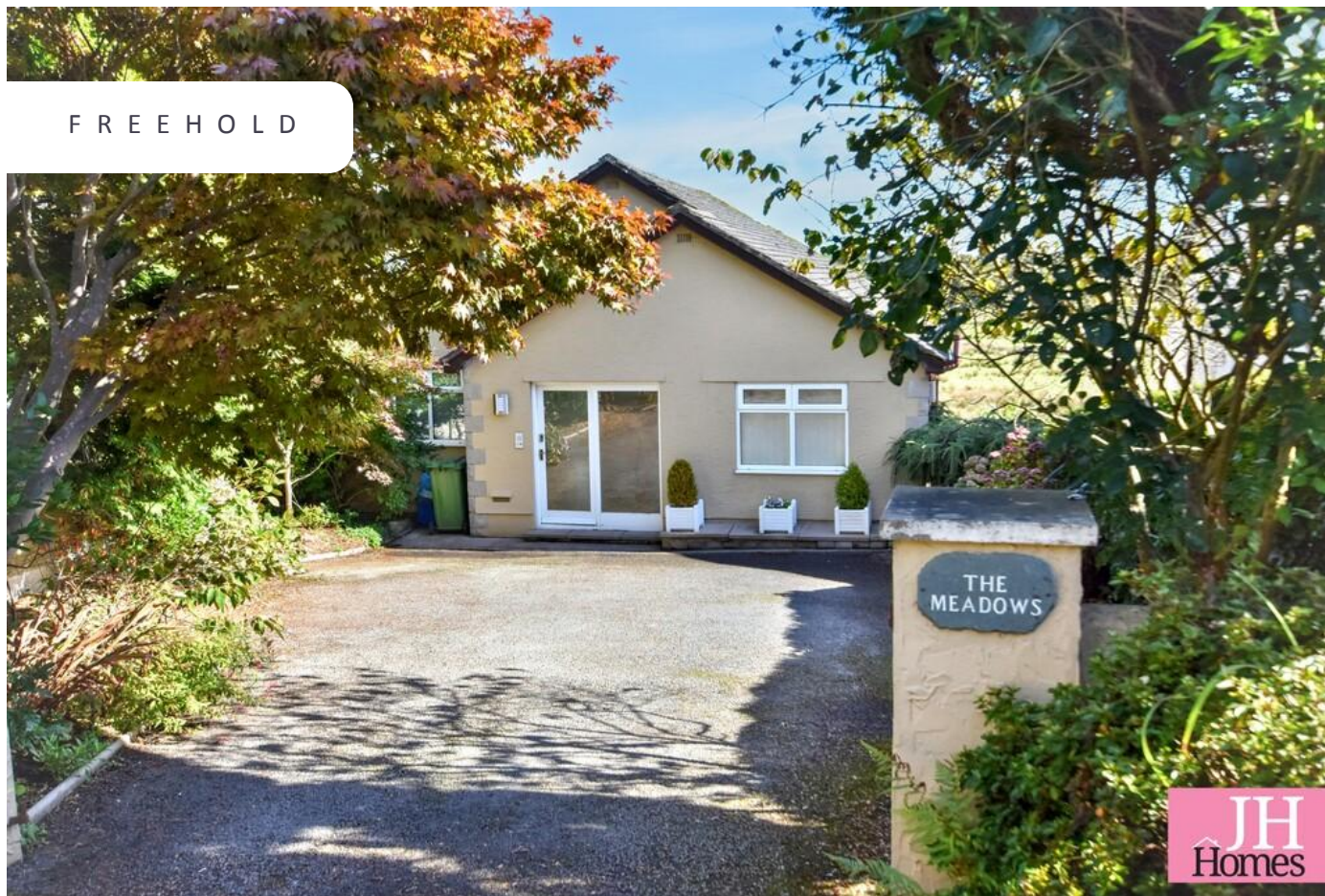


FREEHOLD



OUBAS HILL, ULVERSTON, LA12 7LB

£420,000

FEATURES

Excellent Detached Split Level Home

Great Location To Edge Of Town

Offered Vacant With No Upper Chain

Well Presented Interior

Superb Panoramic Views To Rear

Three Double Bedrooms - Master With Ensuite

Stylish Family, Jack & Jill Bathroom

Lounge, Dining Kitchen, Utility & Conservatory

Perfect For A Range Of Buyers

Parking, Gardens & Easy Access To Booths & Town



2



2



3



Off Road Parking



Tucked away off the A590 just before reaching the roundabout entering Ulverston, the property offers a most impressive and de ceiving detached home of an inverted design with stylish and well proportion accommodation. Having been lovingly cared for over many years and is reluctantly now offered for sale. Comprising of entrance porch, hall, three double bedrooms, one with an ensuite and Jack and Jill family bathroom to the entry level with a lower ground floor offering spacious lounge, kitchen/diner, utility room, store, and lovely conservatory with doors to the rear patio garden benefiting from the beautiful views. Complete with gas fired central heating system, uPVC double glazing and has a good standard of presentation throughout. Set on a pleasant plot wi th off-road parking to the front, attractive patio gardens and a first-floor balcony accessed from a bedroom taking advantage of the beautiful surrounding countryside. All in all, a stylish proper ty in the most convenient location to the edge of town with the Booth's supermarket and other amenities within walking distance. Offered vacant with no upper chain and viewing is invited and recommended.

Accessed through a pattern glazed front door with matching side window opening to:

PORCH

UPVC double glazed pattern glass window to side, glazed door to a bedroom and wooden fully glazed door and window opening into:

BEDROOM

17' 0" x 8' 10" (5.18m x 2.69m)

Double room which was originally the garage, two uPVC double glazed windows with blinds and light woodgrain laminate flooring.

ENTRANCE HALL

Radiator, loft access and stairs to lower ground floor. Doors to bathroom and two bedrooms.

BATHROOM

8' 1" x 11' 11" (2.46m x 3.63m)

Fitted with a modern stylish four-piece suite comprising of bath with central mixer tap and tiled panel and surrounds, twin wash hand basins set on a washstand with drawer under and mirror over with lights, WC with concealed cistern and push button flush and quadrant shower cubicle with tiled walls and glass shelves. Fully tiled, white ladder style towel radiator, spotlight track to ceiling and uPVC double glazed window with blind.

BEDROOM

12' 7" x 11' 11" (3.84m x 3.63m)

Double room with a set off PVC double glazed French doors with blinds opening to the balcony and uPVC double glazed window to side both offering beautiful panoramic views over the surrounding countryside. Light woodgrain laminate flooring, built-in wardrobe and drawer units, radiator and door to bathroom.

BALCONY

Offering a pleasant seating area to enjoy the fabulous open views.

BEDROOM

12' 8" x 8' 9" (3.86m x 2.67m)

Further double room with two uPVC double glazed windows both offering a fabulous aspect over the surrounding countryside, radiator, light woodgrain laminate floor and a range of wardrobes to one wall with central mirror panel and drawer units. Open to:

ENSUITE

6' 2" x 6' 9" (1.88m x 2.06m)

Fitted with a three-piece suite comprising of tiled shower cubicle with curved glazed door, WC with concealed cistern and push button flush and vanity unit housing wash hand basin with cupboards and drawers under. Extractor fan, electric shaver light and door to hall.

LOWER GROUND FLOOR

Radiator, borrowed light window to lounge and sliding door useful storage cupboard. Doors to lounge, kitchen and door to WC.

STORE

Coat hooks and shelving, electric meter and circuit breaker control.

WC

Two piece suite comprising of wash hand basin and WC. Radiator, half tiling to walls and uPVC double glazed window with patterned glass pane to conservatory.

LOUNGE

21' 3" x 11' 10" (6.48m x 3.61m)

UPVC double glazed windows to side and set of double glazed patio doors opening to the conservatory with blinds. Light woodgrain laminate flooring, recessed fireplace with space for gas fire and radiator.

KITCHEN

15' 6" x 8' 10" (4.72m x 2.69m)

Fitted with a comprehensive range of base, wall and drawer units with tiled work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to splash backs. Integrated Bosch double oven, hob with cooker hood over, integrated fridge/freezer and dishwasher. UPVC

double glazed window to side with blind, wooden door with double glazed pane and set of "Saloon style doors" opening to utility room. Open access to dining room.

DINING AREA

9' 6" x 8' 11" (2.9m x 2.72m)

UPVC double glazed window with blind offering a beautiful view, PVC double glazed door opening to conservatory, radiator and further units matching the kitchen.

UTILITY ROOM

6' 8" x 8' 9" (2.03m x 2.67m)

Further range of fitted base and wall units with wood block effect work surface over and tiled splashback. Space and plumbing for washing machine, space for dryer and double-glazed pattern glass window.

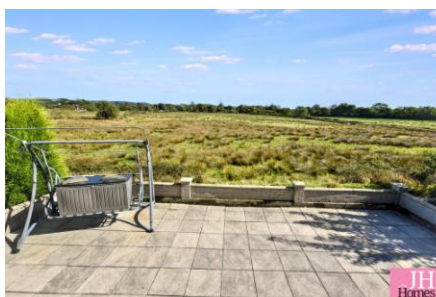
CONSERVATORY

7' 9" x 17' 11" (2.36m x 5.46m)

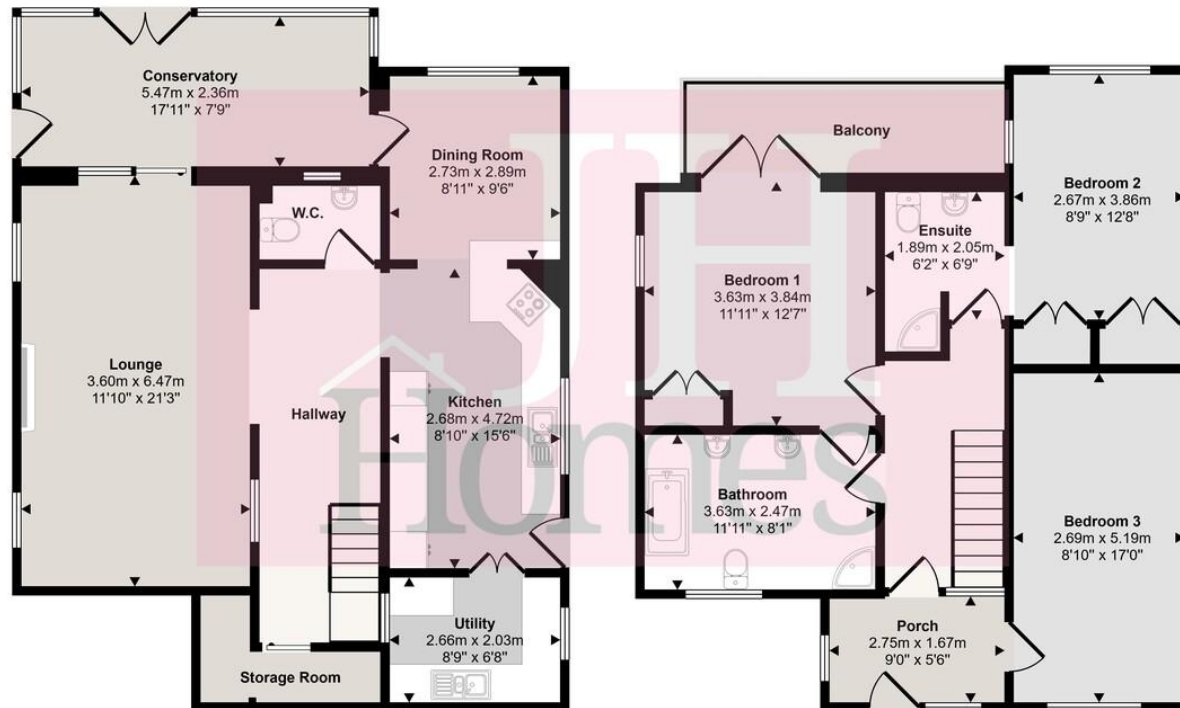
Polycarbonate roof, uPVC double glazed windows and French doors offering beautiful views over the surrounding countryside. Inset lights to ceiling.

EXTERIOR

Sloping drive with mature wells stocked borders around the perimeter and a set of steps to the side leading down to the rear. The rear offers a good-sized flagged patio adjacent to the conservatory with retaining wall and open panoramic views over countryside beyond. There are raised well stock borders with shrubs and bushes and access to a side patio seating area with further shrubbery and borders. To the far side is an additional area with useful metal garden storage shed, gravel and flagged path with door to the kitchen and a set of steps leading back up to the drive at the front, it provides an excellent easier maintains garden space complementing in this beautiful property.



Approx Gross Internal Area
152 sq m / 1640 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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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include gas, electric and water.

Drainage is by way of a shared septic tank

PLEASE NOTE: We are advised that the tank may require replacement, subject to survey, and the seller has advised that they would cover the cost of replacement. Please ask the office for further details.

DIRECTIONS:

Leaving Ulverston heading towards the Lakes along the A590 after passing the Booths roundabout continue a short distance further and the entrance to the property can be found the right hand. The property can be found by using the following 'What Three Words' <https://w3w.co/stove.clogging.lyricist>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 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.

