

FREEHOLD



55 MONUMENT WAY, ULVERSTON, LA12 9SY

£295,000

FEATURES

- Excellent Semi-Detached Home
- Popular Residential Location
- Well Presented Throughout
- Lounge Open to Dining Room
- Fitted Kitchen with Stoves Cooker included
- Three Good Bedrooms, Master En-Suite
- UPVC Double Glazing & Gas-Fired Central Heating System
- Offered Vacant With No Upper Chain
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Invited & Recommended



 2  2  3  Garage, Off Road Parking



Lovely modern semi-detached house in a pleasing location, and situated on this popular residential development towards the head of a cul-de-sac with a lovely open front aspect. The property is offered vacant having no upper chain, with comfortable and well-proportioned accommodation suited to a range of buyers including the family purchaser. Set on an excellent plot with drive parking, gardens to the front and rear, plus a covered deck and detached garage. The property has a gas central heating system, uPVC double glazing and is ready for early occupation with viewing invited and recommended through JH Homes.

Accessed through a modern composite front door with double glazed upper panes. Opening into:

ENTRANCE HALL

Inviting space which is light and airy with a radiator, stairs to the first floor and door to the lounge. Further door to:

WC

Useful ground floor facility with a two-piece suite in white comprising of a corner wash hand basin with tiled splashback and mirror tile feature, WC with pushbutton flush, uPVC double glazed pattern glass window with blind and a radiator.

LOUNGE

14' 6" x 13' 3" (4.42m x 4.04m)

Great room with light neutral décor, coving to the ceiling and a central decorative fireplace with an electric flame effect fire. Door to the kitchen and open access to:

DINING ROOM

9' 11" x 7' 8" (3.02m x 2.34m)

With a continuation of the decor from the living room, ample space for a family size table, radiator

and double-glazed patio doors opening to the covered deck and garden beyond.

KITCHEN

9' 8" x 8' 3" (2.95m x 2.51m)

Fitted with a range of base, wall and drawer units with grey patterned worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Stoves electric oven, recess and plumbing for a washing machine or dishwasher and space for a fridge/freezer. The Glowworm boiler for the heating and hot water systems is to the wall, tiling to the floor, light neutral décor, inset lights to the ceiling and a double-glazed composite door to the side with pattern glass upper pane. Further door to a useful under stairs store which has power points, coat hooks, circuit breaker control point and an alarm control panel.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor, the landing has a painted handrail, newel post and spindles, uPVC double glazed window and access point to the loft. The airing cupboard houses the pressurised factory insulated cylinder with airing shelf above.

BEDROOM

12' 5" x 9' 10" (3.78m x 3m)

Spacious double bedroom with light neutral décor, uPVC double glazed window offering a pleasant aspect to the front towards trees and the countryside beyond and a radiator. Door to:

ENSUITE

Fitted with a three-piece suite comprising of a WC with pushbutton flush, pedestal wash hand basin and folding door to the tiled shower cubicle with thermostatic shower. Glass shelf, mirror and electric shaver light above the sink, plus towel rail above the radiator.

BEDROOM

8' 4" x 10' 1" (2.54m x 3.07m)

Double bedroom to the rear with a uPVC double glazed window looking to the rear garden and beyond neighbouring properties up towards Hoad Monument. Complete with a radiator and pleasant light decor with two feature paper walls.

BEDROOM

8' 10" x 6' 5" (2.69m x 1.96m)

Good single bedroom to the front of the property

with light neutral decor and a uPVC double glazed window, again offering a pleasant aspect to the front, plus radiator and bulkhead platform.

BATHROOM

Fitted with a white three-piece suite comprising of a panel bath, pedestal wash hand basin and WC. There is tiling to the splashbacks, a radiator and mirror fronted bathroom cabinet, as well as a towel rail with a uPVC double glazed window and extractor fan to the wall.

EXTERIOR

Pleasant front garden with lawn and mature borders and flagged to the front door. The drive to the side offers parking and leads to a double gate enclosing the rear garden, with access beyond to the garage, and to the side is a door to the kitchen. To the rear there is a good-sized deck area with fixed canopy over and patio doors opening to the property. To the end of the deck is a short flight of steps giving access to the rear garden with lawn and mature shrubs and bushes. From the deck there is also a side door giving access to:

GARAGE

24' 3" x 9' 4" (7.39m x 2.84m)

An excellent modern concrete sectional garage with up and over door and personal door to the side. With electric light and power points, a run of work surfacing with a stainless-steel sink, electric water heater and recess and plumbing for a washing machine. Complete with two uPVC double glazed windows to the side and overall offers an excellent garage, storage and utility area.



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01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

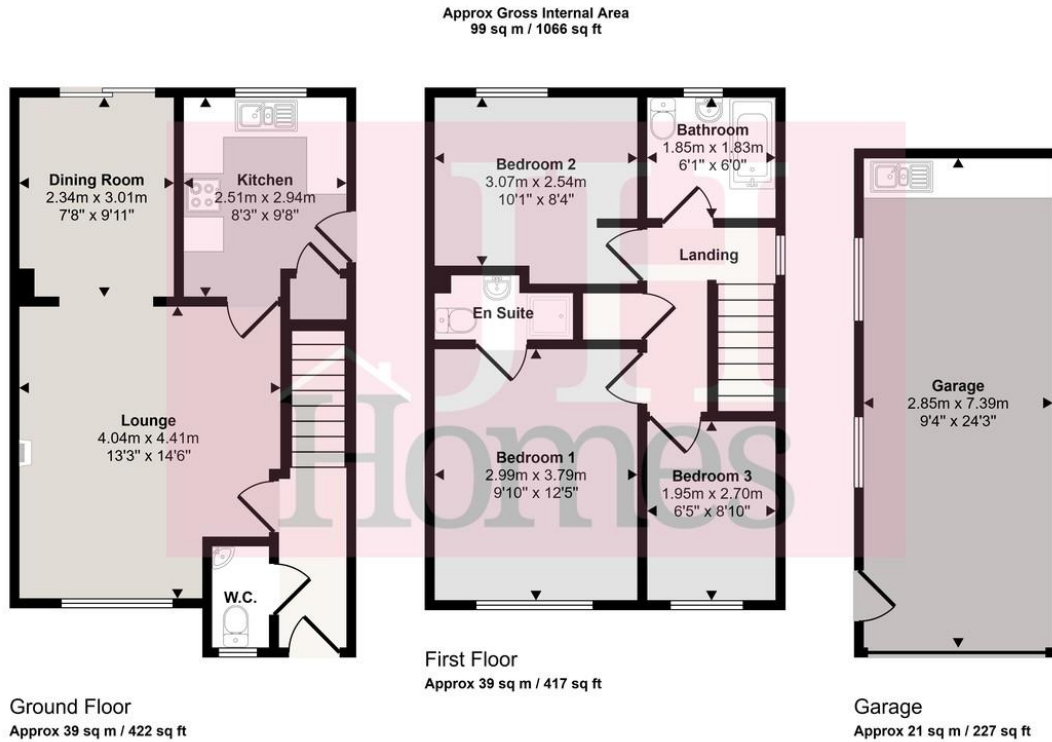
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. After the next lights take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right hand turn into Monument Way.

The property can be found by using the following "What Three Words" <https://w3w.co/sizes.interrupt.yoga>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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.

