

FREEHOLD



LITTLE URSWICK, ULVERSTON, LA12 0PW

£200,000

FEATURES

Lovely Cottage Home &
Previously A Successful
Holiday Let

Popular Village Location

Off Road Parking

Well- presented
Throughout

Cosy Lounge With Stove

Fitted Kitchen With
Appliances

Double Glazing &
Electric Heaters

Shower Room & Two
Bedrooms

Perfect For A Range Of
Buyers

Lovely Home In A
Popular Village
Location



1



1



2



Off Road
Parking



Beautifully presented end terrace cottage situated in this popular Low Furness Village. Offering a charming home in a lovely situation slightly elevated from the road with private off-road parking and attractive sunny front garden with a pleasant open aspect. Comprising of porch, lounge with stove, fitted kitchen, utility and ground floor shower room with two bedrooms to the first floor. Complete with electric heating, double glazing with pleasant open aspect from the front and additional patio and shed to rear. Suitable for a range of buyers including first time buyers, couples or would make a perfect holiday home. Offered vacant having no upper chain and early inspections invited in available through the office of JH Homes.

Accessed by way of a path to the side of the parking bay with steps up to the front garden and PVC door with double glazed inserts into:

PORCH

4' 1" x 5' 8" (1.24m x 1.73m)

UPVC double glazed window, flagged floor and shelving with coat hooks and wooden half glazed door to lounge.

LOUNGE

10' 11" x 10' 0" (3.33m x 3.05m)

uPVC double glazed window to the front of offering a pleasant aspect to the garden and the countryside beyond, High Heat Retention electric storage heater, central fireplace with the slate hearth, wood burning stove and floating wood mantle shelf, two wall light points and meter cupboard to corner. Doorway opens directly into the kitchen.

KITCHEN

10' 0" x 7' 6" (3.05m x 2.29m) widest points

Fitted with an attractive modern range of base, wall and drawer units with woodblock-effect work surface over, incorporating inset sink with mixer tap and cream tiling to splashbacks. Integrated electric oven and hob with cooker hood over. The kitchen leads to the utility room, with stairs to the first floor and open understairs area offering shelving, cupboard and drawers.

UTILITY ROOM

4' 1" x 10' 2" (1.24m x 3.1m)

High Heat Retention electric storage heater, tile effect flooring, space and plumbing for washing machine and space for fridge freezer. Fully glazed UPVC door to rear garden area and further door to shower room.

SHOWER ROOM

6' 7" x 5' 1" (2.01m x 1.55m)

Fitted with a quadrant shower cubicle with Mira electric shower, wash hand basin set onto vanity unit with cupboard under, mixer tap, mirror fronted cabinet and light above and WC with pushbutton flush. White ladder style towel radiator, tiling to floor and wet areas and uPVC pattern glass window.

FIRST FLOOR LANDING

Access via traditional doors with latch handles to two bedrooms.

BEDROOM

9' 4" x 11' 0" (2.84m x 3.35m)

Double room with Rointe electric heater and uPVC double glazed window with deeper sill offering a pleasant aspect to the garden and beyond neighbouring properties over the surrounding

countryside.

BEDROOM

8' 5" x 7' 11" (2.57m x 2.41m) widest points

Small double room with modern Rointe electric heater, uPVC double glazed window with deeper sill and views beyond neighbouring properties. Built-in cupboard to the corner with the hot water tank and immersion with off peak timer. Loft access with drop-down ladder.

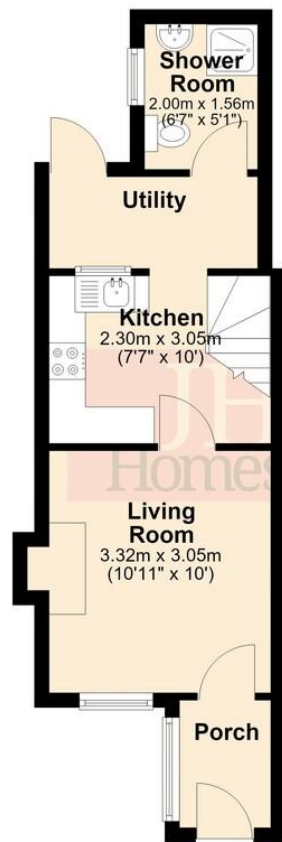
EXTERIOR

Immediately to the front of the property is a parking bay with slate shingle surfacing and an area for storage of bins with a border area to the side. From here steps lead up to the garden. A pleasant south-facing garden area with lovely aspects, offering a lawned area and patio seating space, making it a real sun trap. To the rear with access from the utility room there is a short flight of steps to a slate flagged patio area with hedging to the sides and then a cobbled pathway lead up to an upper garden storage shed. There's also a gate to the side giving access to a path across the neighbouring property leading to a passage which back to the front of the cottages.



Ground Floor

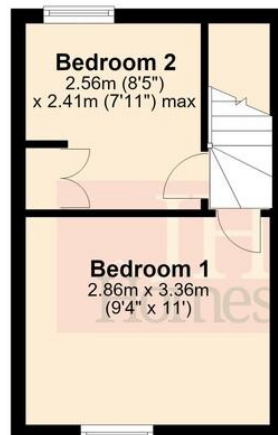
Approx. 26.9 sq. metres (290.1 sq. feet)



Total area: approx. 45.5 sq. metres (489.4 sq. feet)

First Floor

Approx. 18.5 sq. metres (199.4 sq. feet)



Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, water are all connected

DIRECTIONS:

From traffic lights at "The Hub", follow the A590 through Swarthmoor and straight on at the roundabout towards Lindal. At Pennington crossroads, turn left and continue through Great Urswick, past the General Burgoyne on your right and into Church Road, continuing past the Church, School and Village Hall on your left, where after a short distance you will approach the village green and 1Sunny Bank is on the turn left just before the Green. The property can be found by using the following "What Three Words"

<https://w3w.co/adapt.essay.bumping>

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 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.

