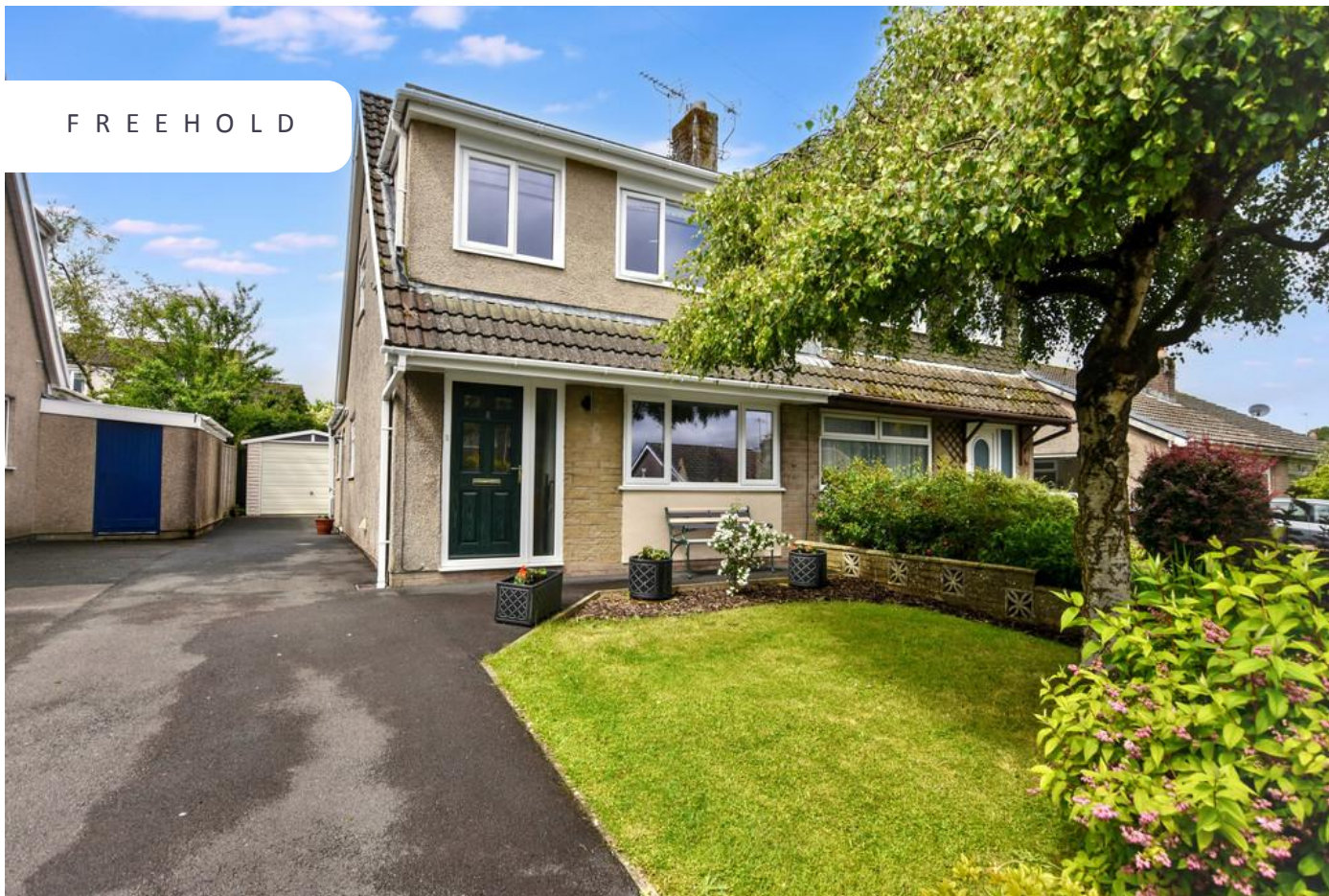


FREEHOLD



# 8 HAMPSFELL ROAD, ULVERSTON, LA12 9PX

## £250,000

### FEATURES

- Great Semi-Detached Home
- Extended and Well Presented Throughout
- Reluctantly Offered Due To Relocation
- Perfect For A range Of Buyers Inc Family
- Lounge Open to Dining Room
- Fitted Kitchen Extended To Rear
- Three Good Bedrooms
- Modern Shower Room, Gas CH System & UPVC DG
- Drive & Garage
- Attractive Gardens With Sunny Aspects



Garage,  
Off Road  
Parking



An exceptional semi-detached home situated in the ever-popular Croftlands Estate. This lovely property is well presented throughout by the owners and has a kitchen extension to the rear. It offers an extremely comfortable home perfect for a range of buyers including the family purchaser and offers accommodation comprising of an entrance hall, lounge, dining room, kitchen, three bedrooms and modern shower room to the first floor. There is a gas fired central heating system, uPVC double glazing and light neutral décor throughout. With driveway parking, garage and excellent and well-tended gardens to the front and rear, with the rear garden offering excellent sunny aspects. The property is reluctantly offered for sale due to relocation and early viewing is both invited and recommended. In all an excellent home in a most popular location with access to local shops, schools and bus routes as well as a few minutes drive to the town centre.

This excellent family property is accessed through a lovely, modern composite double glazed door with a green exterior, leaded and pattern glass panes and a matching window to the side. Opening into:

#### **ENTRANCE HALL**

Welcoming with light attractive décor, a double radiator and a wood grain engineered flooring which extends through the hall and into the adjacent living/dining room. The staircase is to the side with a stylish and modern newel post and handrail in Oak, with glass panelling and under stairs storage cupboards, one of which currently houses the tumble dryer. There is a radiator and a bifold door opening to the dining room.

#### **LOUNGE**

*14' 5" x 12' 4" (4.39m x 3.76m)*

Lovely room to the front of the property with a uPVC double glazed window, light neutral decor and engineered wood flooring. There is a lovely modern inset fire to the wall with living coal flame feature, a double radiator and two wall points. Open access to:

#### **DINING ROOM**

*7' 9" x 18' 3" (2.36m x 5.56m)*

UPVC double glazed French doors opening to the rear patio and garden beyond, with a further uPVC double glazed window to the side. It offers a spacious open plan space with the lounge, and has a radiator, light white décor and a connecting bifold door to:

#### **KITCHEN**

*10' 10" x 8' 0" (3.3m x 2.44m)*

The kitchen is an extension to the rear of the house and has uPVC double glazed windows to the side and rear, with the rear window overlooking the lovely garden, and a PVC double glazed door to the side. Fitted with a range of base, wall and drawer units with granite effect worktop over incorporating stainless-steel sink unit with drainer, mixer tap and splash back tiling. Stoves gas cooker with an electric grill and extracting cooker hood above included in the sale, recess and plumbing for a washing machine, recess and plumbing for a dishwasher, tiled floor, panelling to the ceiling and a radiator. There is also space for a breakfast table if required and makes a lovely, well-appointed kitchen.

#### **FIRST FLOOR LANDING**

From the entrance hall the staircase leads to the first floor with modern oak newel post handrail and glazed panels. The landing has an access point to the loft, a uPVC double glazed window with blind, and doors to the bedrooms and bathroom.

#### **LOFT**

Accessed with a drop-down ladder and is boarded for storage, plus an electric light point.

#### **BEDROOM**

*12' 9" x 8' 9" (3.89m x 2.67m)*

An excellent double bedroom to the front of the property with a uPVC double glazed window, radiator and a grey wood grain effect laminate flooring. There is a built-in wardrobe to the side with one mirror sliding door, light decor to the walls and a ceiling light point.

#### **BEDROOM**

*9' 11" x 9' 4" (3.02m x 2.84m)*

Further double bedroom to the rear with a uPVC double glazed window looking down to the rear garden. There is built-in bedroom furniture, including a wardrobe, dresser drawer unit and bridging unit, a radiator, woodgrain effect laminate flooring and light neutral décor.

## BEDROOM

8' 9" x 7' 0" (2.67m x 2.13m)

Single bedroom situated to the front of the property that has a uPVC double glazed window, light blue decor and an electric panel heater. There is a door to a useful over stairs airing cupboard/boiler cupboard with Worcester gas boiler for the heating and hot water systems, plus ample shelving space.

## SHOWER ROOM

Fitted with a modern three-piece suite in white comprising of a quadrant shower cubicle with fixed rain head shower and flexi-track spray, modern panelling to the shower walls, wash hand basin with mixer tap, WC unit with a vanity unit under, storage cupboards and concealed cistern with pushbutton flush. Complete with a chrome ladder style towel radiator, extractor fan, uPVC double glazed pattern glass window and a mirror to the wall.

## EXTERIOR

A tarmac drive to the front/side offers parking and there is a well-presented front garden area with a mature weeping birch and attractive borders around the perimeter with shrubs and bushes. To the top of the drive is a detached garage. The rear garden is particularly well presented and a lovely feature of the property. There is a lower flagged patio seating area and a slightly raised area of level lawn with a raised bed to the rear. The garden offers a good degree of privacy and a good amount of sunlight throughout the day.

## GARAGE

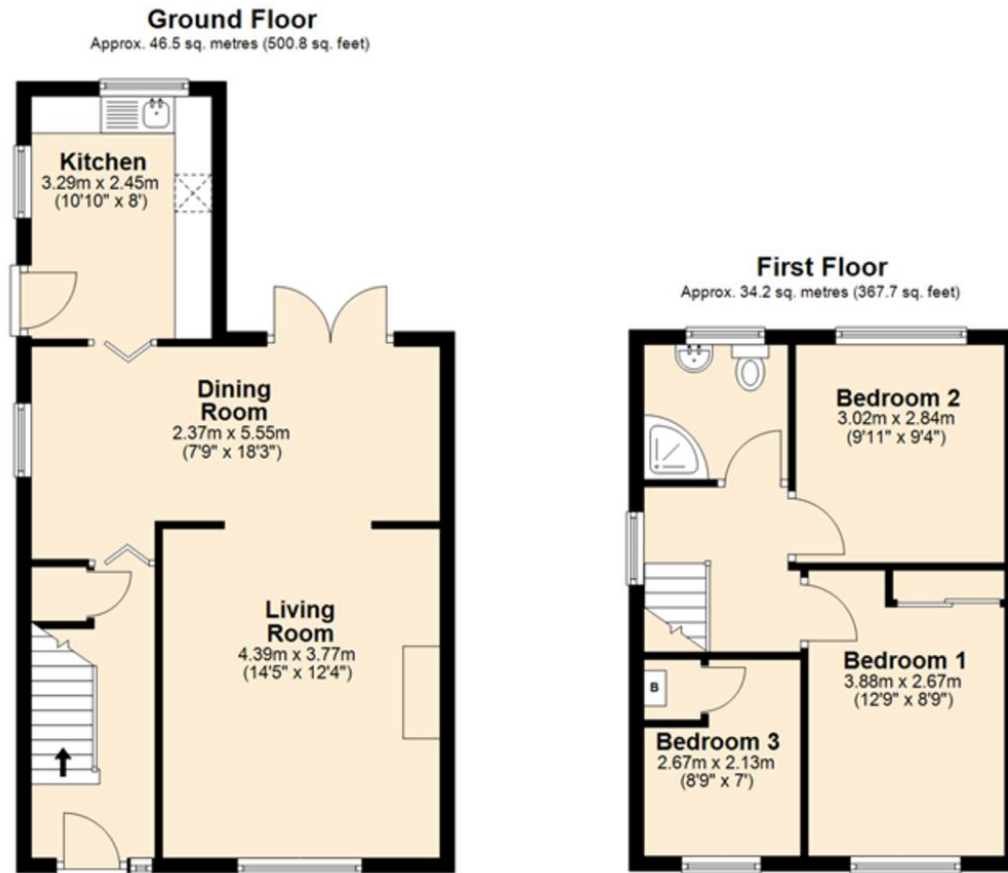
18' 1" x 9' 6" (5.52m x 2.92m)

An excellent detached concrete sectional building offering useful general storage space with light and power points. It is to be noted the garage has limited access and is suitable for a small vehicle, bicycle, motorbike etc.



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Total area: approx. 80.7 sq. metres (868.5 sq. feet)

**GENERAL INFORMATION**

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

**DIRECTIONS:**

From the traffic lights at the Coronation Hall, proceed straight across into Victoria Road. Continue along Victoria Road until you reach the T-junction and take a right-hand turn onto Well Lane. Continue and take the second right-hand turn into Oakwood Drive and then the sixth left hand turning into Birchwood Drive. Continue along Birchwood Drive, take the first turn on your right into Bigland Drive and take the next left into Hampsfell Road.

The property can be found by using the following "What Three Words" <https://w3w.co/dwarves.deflate.yesterday>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 65 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.

