

FREEHOLD



# 6 UNION CLOSE, ULVERSTON, LA12 7FQ

## £485,000

### FEATURES

- Excellent Detached Family Home
- Plot with Excellent Parking & Gardens
- Well Presented Throughout With Light Neutral Decor
- Lounge & Fitted Kitchen/Diner
- Utility & WC, Integral Garage
- 4/5 Bedrooms Main En-suite
- Gas CH System & UPVC DG
- Positioned with Lovely Views
- Great Location With Easy Access To Town
- Stunning Home With No Upper Chain



 2    1    4    Garage, Off Road Parking

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A fabulous detached modern home situated in a prime position offering lovely views, and a short walk from the town centre and amenities. Offers a very well-presented detached family home situated on an excellent plot with attractive well-tended gardens and benefiting from excellent off-road parking, as well as an integral garage and a high standard of presentation both inside and out. The property benefits from a gas central heating system, uPVC double glazing and spacious family sized accommodation which comprises of an entrance hall, lounge, kitchen/diner, utility, WC, four/five bedrooms (main ensuite) and family bathroom. The gardens offer lovely sunny aspects, privacy and good off-road parking. The plot and property also offer further extension potential subject to the required permissions if needed. In all a great opportunity in the most convenient town location, offered with no upper chain. Early viewing highly recommended.

Accessed through the open shelter porch and a composite door with central pattern glass pane. Opening into:

#### **ENTRANCE HALL**

An attractive and inviting entrance hall with light neutral décor, radiator and doors to kitchen/diner, understairs store and the garage. Door to:

#### **LOUNGE**

*14' 8" x 10' 5" (4.47m x 3.18m)*

A lovely family room with light neutral decor and coving to the ceiling. Central fireplace with a wood grain surround and electric pebble glow fire making an attractive focal point to the room. Complete with radiator and a uPVC double glazed window with roller blind, offering a lovely aspect over the front garden and beyond neighbouring properties, with glimpses of Morecambe Bay and Hoad Hill in the distance.

#### **KITCHEN/DINER**

*9' 7" x 20' 7" (2.92m x 6.27m)*

Fitted with a range of base, wall and drawer units with patterned worktop over incorporating

stainless steel bowl and a half sink unit with drainer, mixer tap and splash back tiling. Gas hob with electric oven below, built-in dishwasher with matching decor panel and a fridge/freezer, again with matching décor panels. A uPVC double glazed window offers a pleasant aspect to the rear garden area and a door to the side opens to the utility room. The kitchen/diner is situated to the rear of the property, with the dining area having a set of PVC double glazed French doors opening to the rear garden, and offers ample space for a family sized table. Complete with tiled flooring throughout and a central island dividing the kitchen and dining area.

#### **UTILITY ROOM**

*6' 2" x 5' 3" (1.88m x 1.6m)*

Continuation of the tiled floor from the kitchen and a double glazed door opening to the rear garden. Fitted base and wall units with one concealing the Glowworm gas combi boiler for the heating and hot water systems. There is an area of work surface, recess and plumbing for a washing machine, space for a dryer, coat hooks to the wall and a radiator. Door to:

#### **WC**

A useful ground floor facility fitted with a modern two-piece suite comprising of a wash hand basin with tiled splashback and mirror above, plus a WC with pushbutton flush. Complete with a radiator and uPVC double glazed pattern glass window.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor with painted newel post handrail and spindles, which opens to a spacious landing area. This gives access to the loft (which is part boarded for storage) and has doors to the bedrooms and bathroom.

#### **BEDROOM**

*13' 0" x 10' 6" (3.96m x 3.2m)*

Generous double bedroom situated to the front of the property with light neutral decor and a uPVC double glazed window which offers a fantastic view over the rooftops of Ulverston with Morecambe Bay in the distance, and to the side towards Hoad Monument, with the aspect and position of the property being a lovely feature. A great room with a radiator and connecting door to:

## ENSUITE

Fitted with a three-piece suite comprising of a glazed shower cubicle with tile surround, wash hand basin with mixer tap and WC with pushbutton flush. Tiling to the floor, further tiling to the splashback and around half of the walls, extractor fan, uPVC double glazed pattern glass window and a radiator.

## BEDROOM

11' 7" x 9' 7" (3.53m x 2.92m)

Situated to the front of the property with a radiator and uPVC double glazed window, again offering a stunning aspect over the rooftops and to Morecambe Bay in the distance.

## BEDROOM

10' 6" x 11' 5" (3.2m x 3.48m)

A further excellent and well-proportioned room offering a double bedroom that is currently used as a home office and secondary sitting room. With attractive décor, radiator and uPVC double glazed window, again looking towards the rear banked garden area.

## BEDROOM

9' 7" x 9' 0" (2.92m x 2.74m)

Double room with a uPVC double glazed window to the rear, a radiator and light neutral decor.

## BEDROOM/STUDY

6' 8" x 6' 9" (2.03m x 2.06m)

Versatile room currently used as a dressing room, but would make a single bedroom, nursery or home office dependent on needs. Complete with a radiator and a uPVC double glazed window.





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### BATHROOM

Situated to the side of the property and is fitted with a three-piece suite in white comprising of a panel bath with glazed shower screen and Mira shower, WC with pushbutton flush and pedestal wash hand basin with mixer tap and mirror above. Tiling around the shower area and half the remaining walls, extractor fan, ceiling light points, ladder style towel radiator, tiling to the floor and uPVC double glazed pattern glass window.

### EXTERIOR

Set on a spacious plot offering attractive gardens to the front, side and rear. To the front of the property there is a drive offering off-road parking and turning space, as well as access to the integral garage. The front garden has lawned areas with shrubbery and border areas, plus a seating space positioned to enjoy the sunlight and open aspects. There is gated access to the side, with a further gate to a storage compound with excellent space for a garden storage shed etc. To the rear of the property, a substantial patio with retaining wall, barbecue, and a banked garden beyond. To the far side is a further area of lawned garden with sunny aspects as well as a path leading to a raised deck with a summer house, offering again a lovely position to enjoy the views. The gardens are perfect for a range of buyers, and are enclosed to the rear, safe for both children and animals. A lovely garden complementing this excellent family home.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: E

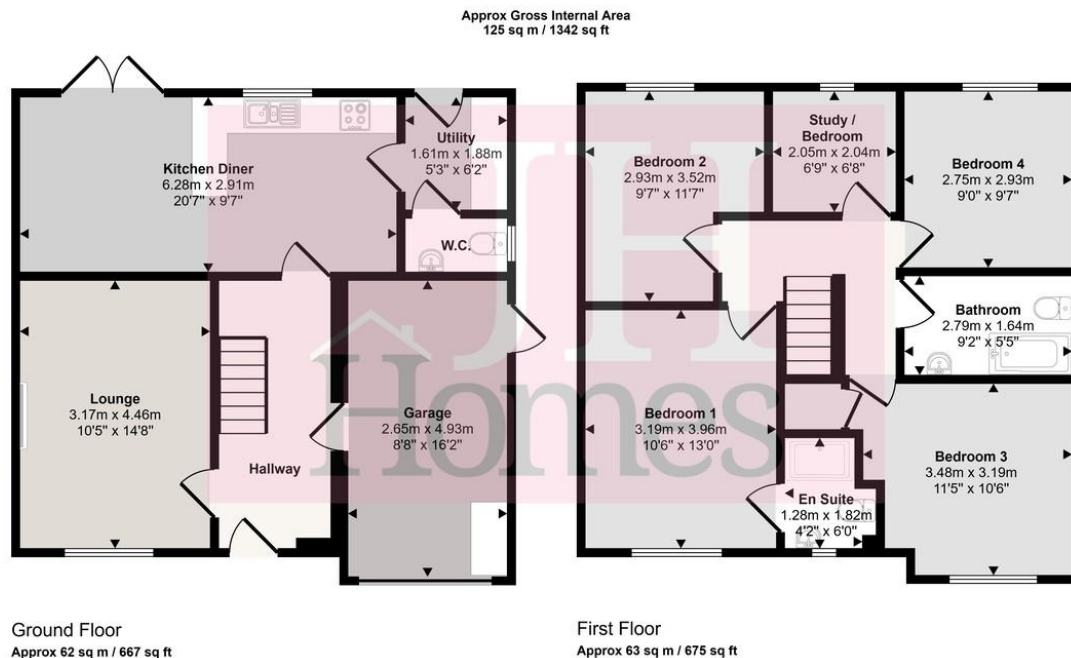
LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

From the office of JH homes, turn right and proceed down Market Street. At the roundabout take the first exit onto Brewery Street and continue across the zebra crossing onto Fountain Street, bearing left and then immediately right with the Old Mill Pub to the right-hand side. Follow this road to the Gill, turn right onto Stanley Street and after a short distance turn left just before the Health Centre onto Union Lane. Follow Union Lane then turn right into Union Close, continue up the road and turn left, the property can be found on the right hand side in a cul-de-sac.

It can also be found by using the following "What Three Words" <https://w3w.co/materials.songbirds.cornfield>



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		82 B
69-80	C	78 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.

