



FREEHOLD

46 WATERY LANE, ULVERSTON, LA12 9DD

£310,000

FEATURES

- Excellent Family Home
- Popular Location Close To Town Amenities
- Well Presented Throughout
- Lounge & Fitted Kitchen/Diner
- Sitting Room With French Doors To Garden
- Three Good Bedrooms
- Modern Bathroom With Over-Bath Shower
- Gas CH System & UPVC Double Glazing
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Invited & Recommended



A substantial traditional mid terraced home situated in this most pleasing and popular residential location that offers convenient access to the town centre of Ulverston and its amenities a short distance away. This lovely home offers spacious well-proportioned accommodation with the benefits of ample off-road parking to the front and an attractive enclosed garden to the rear. Along with a high standard of presentation, the family sized accommodation comprises of a porch, hall, lounge, kitchen/dining room, sitting room with French doors to the garden and to the first floor are three good bedrooms and a bathroom. There is a gas fire central heating system, uPVC double glazing, and a good standard of presentation. In all a most comfortable and excellently positioned home that is highly recommended for early internal viewing.

Accessed via a PVC effect double glazed door with a central pattern glass pane. Opening into:

PORCH

Light grey decor and a uPVC double glazed window, coat hooks to the wall and a light wood grain laminate flooring extending to:

HALL

Stairs to the first floor, doors to the lounge and kitchen/diner, plus a wall cupboard housing the metres with the electric fuse box above.

LOUNGE

16' 11" x 11' 2" (5.16m x 3.4m)

Well-proportioned room with attractive decor and two uPVC double glazed windows to the front and rear, offering a good degree of natural light.

Central decorative fireplace feature with a marble inset and hearth, and basket style living flame gas fire. A most comfortable and well-proportioned family room with a double radiator.

KITCHEN/DINER

16' 11" x 10' 11" (5.16m x 3.33m) max

Fitted with a range of base, wall and drawer units with quartz style worktop over incorporating sink unit with grooved drainer, mixer tap and splash back tiling. Integrated appliances include a five burner gas hob with matching glass splashback and modern cooker hood above, twin electric oven and grill, built-in fridge/freezer with matching decor panels and a built-in dishwasher. There is ample space for a family size table, tile effect flooring, double radiator and uPVC double glazed windows to the front and rear, both with Venetian blinds. There is open access to a useful under stairs store which has plumbing for a washing machine and houses the gas boiler for the central heating and hot water systems, offering a useful general storage space. A half-glazed door opens to:

SITTING ROOM

13' 10" x 9' 10" (4.22m x 3m)

Situated to the rear of the property and has a set of PVC double glazed French doors with fitted blinds opening to the rear garden, along with two other double-glazed windows both with blinds to either side. Tiling to the floor, radiator and three wall light points, offering a valuable additional reception room. Modern wooden door to:

WC

Fitted with a WC and wash hand basin combined unit with pushbutton flush and storage cupboard, plus a uPVC double glazed window.

FIRST FLOOR LANDING

From the entrance hall, the stairs lead the first floor with a white painted handrail, grey decor to the walls which extends the landing, a radiator and uPVC double glazed window with blind.

BEDROOM

10' 8" x 12' 2" (3.25m x 3.71m) max

Good double room with a built-in double wardrobe of a modern design, door to a useful over stairs cupboard with hanging rail, uPVC double glazed window to the front with blind and a radiator.

BEDROOM

8' 9" x 13' 3" (2.67m x 4.04m)

Further double bedroom with uPVC double glazed window to the front with blind, light neutral décor, radiator and a useful over stairs storage cupboard, plus access point to the loft.

BEDROOM

8' 0" x 10' 4" (2.44m x 3.15m)

Generous room with a uPVC double glazed window to the rear, light decor and radiator behind a decorative cover.

BATHROOM

Attractive modern bathroom with a three-piece suite in white comprising of a panel bath with glazed shower screen, mixer tap and over bath thermostatic shower, wall hung wash hand basin with wood grain effect vanity unit and drawer under, plus mirror above the sink, and WC with push button flush. Modern panelling to the walls and ceiling with inset lights and an extractor fan, uPVC double glazed window, wood grain effect vinyl laminate flooring, modern chrome towel radiator and a wall cupboard matching the vanity unit.

EXTERIOR

To the front of the property there is the excellent advantage of a brick set space with potential to be a drive (un-lowered curb) for several vehicles. There is a path to the side with gated access to the passage shared with the neighbouring property, and leads to the garden. The rear garden has lovely sunny elevations and is grassed with a point for a central clothes dryer, a decked area to the side offers an excellent seating space with screen fencing and a useful wooden garden storage shed. A path leads round to a further border area with bark mulch surface, water tap and gated access to the side. A lovely, enclosed garden complimenting this comfortable family home.



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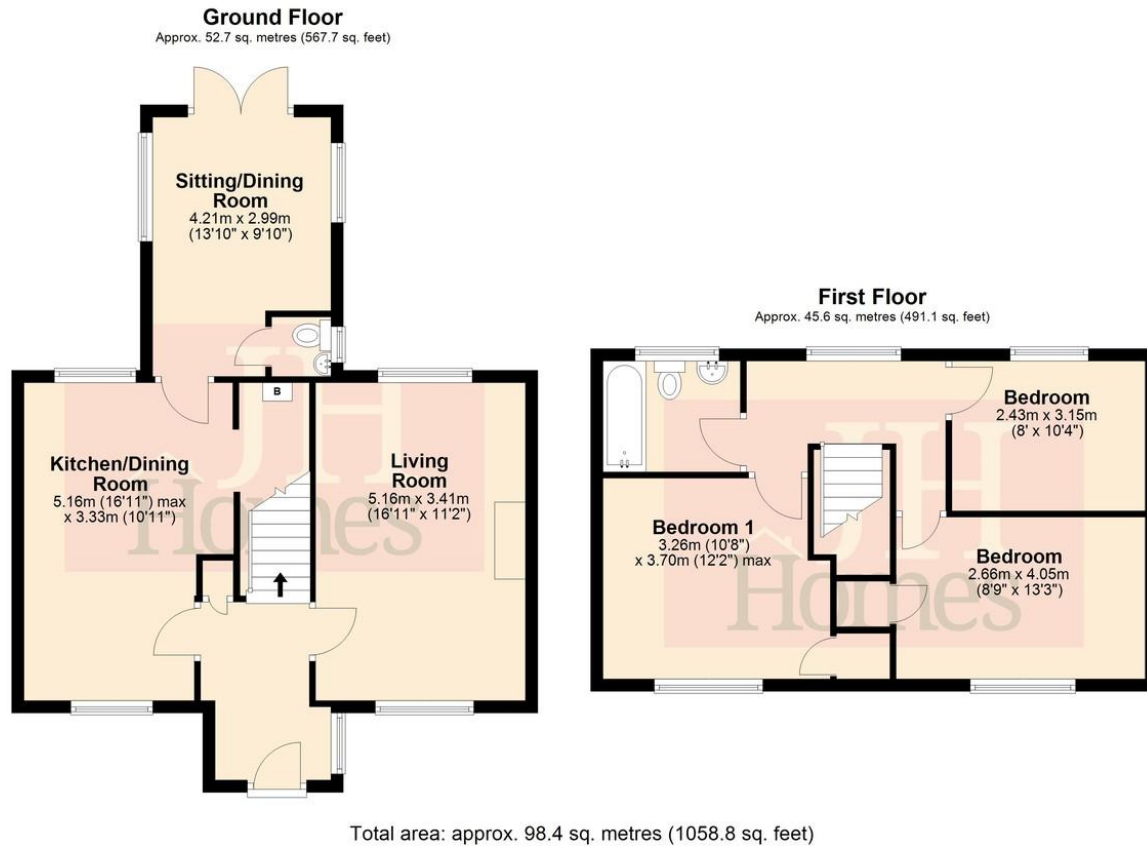
contact@jhhomes.net
www.jhhomes.net/properties

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 office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. The property can also be found using the approximate what3words reference <https://w3w.co/wisely.cools.housework>



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

