

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.

DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street. At the end go round the roundabout and take the third turn onto the Ellers. Take the first right by the Funeral Directors, continue straight at the junction and then first right onto Lightburn Road.

The property can be found by using the following:
<https://w3w.co/rashers.whizzed.dabbling>

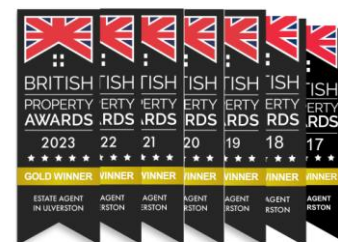
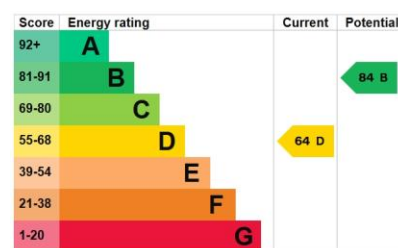
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH
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£250,000



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GARAGE &
PARKING

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www.jhhomes.net or contact@jhhomes.net

Excellent modern mews style property situated in this convenient location close to town centre and amenities. This excellent home offers deceptively proportioned accommodation that briefly comprises of vestibule, hall, lounge, kitchen/diner, three good bedrooms and shower room. The property benefits from forecourt seating area, enclosed rear yard/garden, parking space and single garage. Gas central heating system, double glazing and a good standard of presentation throughout. The property is suitable for a range of buyers including the family buyer, early viewing is both invited and recommended to appreciate this comfortable home.



Accessed via steps to solid PVC door opening into:

VESTIBULE

Woodgrain laminate flooring with recessed floor matt well, radiator and coat hooks to wall. Half-glazed door opening into:

ENTRANCE HALL

Radiator, stairs to first floor and door to:

LOUNGE

15' 11" x 13' 5" (4.85m x 4.09m)
Feature paper wall and central chimney breast feature with grey painted surround, inset and hearth with electric pebble glow flame effect fire. UPVC double glazed bow window to front with deeper sill and blinds, double radiator, door to understairs store, two ceiling light points and door to:

KITCHEN/DINER

10' 8" x 16' 9" (3.25m x 5.11m)
Fitted with a range of base, wall and drawer units with woodgrain effect worktop

over incorporating single drainer sink, mixer tap and splash back tiling. Radiator, ceiling light point and space for a table in dining area. UPVC double glazed window, gas hob with modern cooker hood above, Bosch electric oven and microwave. Integrated fridge and freezer, dishwasher and slide out pantry drawers. PVC half glazed door opening to rear, wood grain laminate flooring and door to excellent built-in store/pantry with electric light point.

FIRST FLOOR LANDING

Stairs to first floor with white painted handrail/spindles and turn at half landing. Main landing gives access point to loft and built-in storage cupboards.

LOFT

Houses boiler for hot water and heating system and offers storage space, complete with Velux window and drop down ladder.

BEDROOM

14' 10" x 8' 8" (4.52m x 2.64m)
Pleasant double room with TV bracket to wall, uPVC double glazed window and recessed area perfect for wardrobes.



BEDROOM

15' 10" x 7' 7" (4.83m x 2.31m)
Situated to front of property with radiator, space for wardrobe and door to an excellent over stairs cupboard with shelving.

BEDROOM

7' 8" x 10' 0" (2.34m x 3.05m)
UPVC double glazed window, radiator and feature paper wall. Offering a good-sized single bedroom or smaller double dependent on needs.

SHOWER ROOM

Fitted with three piece suite and comprises of quadrant shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and mirror above, and WC with pushbutton flush. Tiling to splashbacks with central border tile, uPVC double glazed pattern glass window with blind, chrome ladder style radiator and tile effect vinyl flooring.

EXTERIOR

Sizable forecourt with low wall and flagged seating area. Pleasant enclosed rear yard/garden area offering seating with impressed concrete block set effect finish, fencing and gate to parking area. Shed with light and power included in the sale and parking area adjacent to single garage.

GARAGE

Single garage with up and over door and electric light and power points, an excellent benefit for a town property.

