

FREEHOLD



40 ULVERSTON ROAD, LINDAL, ULVERSTON, LA12 0LJ

£150,000

FEATURES

- Traditional Forecourt Fronted Terraced House
- Prominent Main Road Location
- Well Presented Throughout
- Spacious Open Plan Living/Dining Room
- Fitted Kitchen With Appliances
- Three Bedrooms Including Loft Room
- UPVC Double Glazing & Gas-Fired Central Heating System
- Ideal First Home In A Popular Village
- Front Forecourt & Decked Rear Yard
- No Upper Chain, Early Viewing Invited & Recommended



 1  1  3  On Road Parking



A deceptively spacious traditional mid terrace house situated in this prominent location in the village of Lindal-in-Furness. The property is accessed via a pathway and a short flight of steps leading to the front door, with a deep forecourt. The property is offered vacant having no upper chain and offers a comfortable well-presented home perfect for a range of buyers including the first-time purchaser. There is a gas fired central heating system, uPVC double glazing and accommodation comprising of an entrance hall, lounge open to the dining area with stove, fitted kitchen, to the first floor, a bathroom and two bedrooms with staircase leading to the loft room. To the rear of the property there is a pleasant, enclosed yard with decked seating area and gated access to the rear lane. In all an excellent cottage in a popular village that has a pretty village green, just a short distance away from a local primary School and offers excellent access to Ulverston, Dalton and Barrow -in-Furness. Early viewing is both invited and recommended.

The property is accessed through a modern double glazed composite front door. Opening into:

HALL

Radiator and coat hooks to the wall, with stairs leading to the first floor and a wooden door to:

LOUNGE/DINER

24' 0" x 14' 11" (7.32m x 4.55m) max

Spacious and well-proportioned room with uPVC double glazed windows to the front and rear, both with wooden Venetian style blinds. The living area to the front has wood grain laminate flooring, a radiator behind a decorative cover and a former fireplace recessed display with alcove cupboard to the side. This is open to the rear area of the room which has a central fireplace feature with a wooden mental shelf and fitted stove, plus a TV bracket

above fitted to the chimney breast. Double radiator, door to the understairs store, a borrowed light window and half glazed door opening to:

KITCHEN

10' 10" x 7' 7" (3.3m x 2.31m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating ceramic bowl and a half sink unit with drainer, mixer tap and splash back tiling. Electric hob with cooker hood above and a low-level oven, along with plumbing for a washing machine and space for a fridge/freezer. Tiling to the floor, radiator and two uPVC double glazed windows to the yard.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor with the landing having doors to two

bedrooms and bathroom. Plus access to the stairs leading to the upper floor.

BEDROOM

12' 2" x 11' 10" (3.71m x 3.61m)

Situated to the front of the property with a uPVC double glazed window, pleasant light décor and a radiator. A door gives access to a cupboard over the stairs housing the Ideal gas boiler for the heating and hot water systems. A uPVC double glazed window to the front looks over the road and neighbouring properties towards surrounding countryside.

BEDROOM

12' 1" x 10' 11" (3.68m x 3.33m)

Offers a pleasant room with a uPVC double glazed window to the rear, a double radiator and open understairs area, maximising usable space.

BATHROOM

Fitted with a white three-piece suite comprising of a panel bath with shower rail and Creda electric over bath shower, WC and pedestal wash hand basin. Complete with tiling around the shower and sink, uPVC double glazed pattern glass window, ceiling lights and a double radiator.

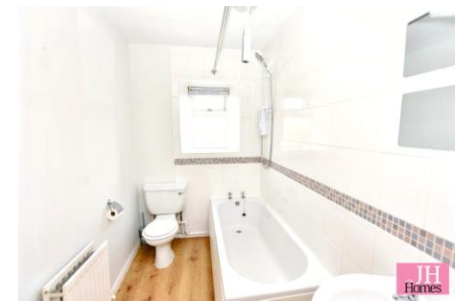
LOFT ROOM

15' 1" x 13' 9" (4.6m x 4.19m)

A good sized room offering great potential for a variety of uses. There is a radiator and a uPVC double glazed dormer window to the rear offering a pleasant view.

EXTERIOR

To the front, gated access with a short flight of steps to a path which leads to the front door and a gravelled forecourt garden area. To the rear of the property is an enclosed yard with a gate to the rear service lane and access to a decked seating area with log store, offering a pleasant outdoor seating space.



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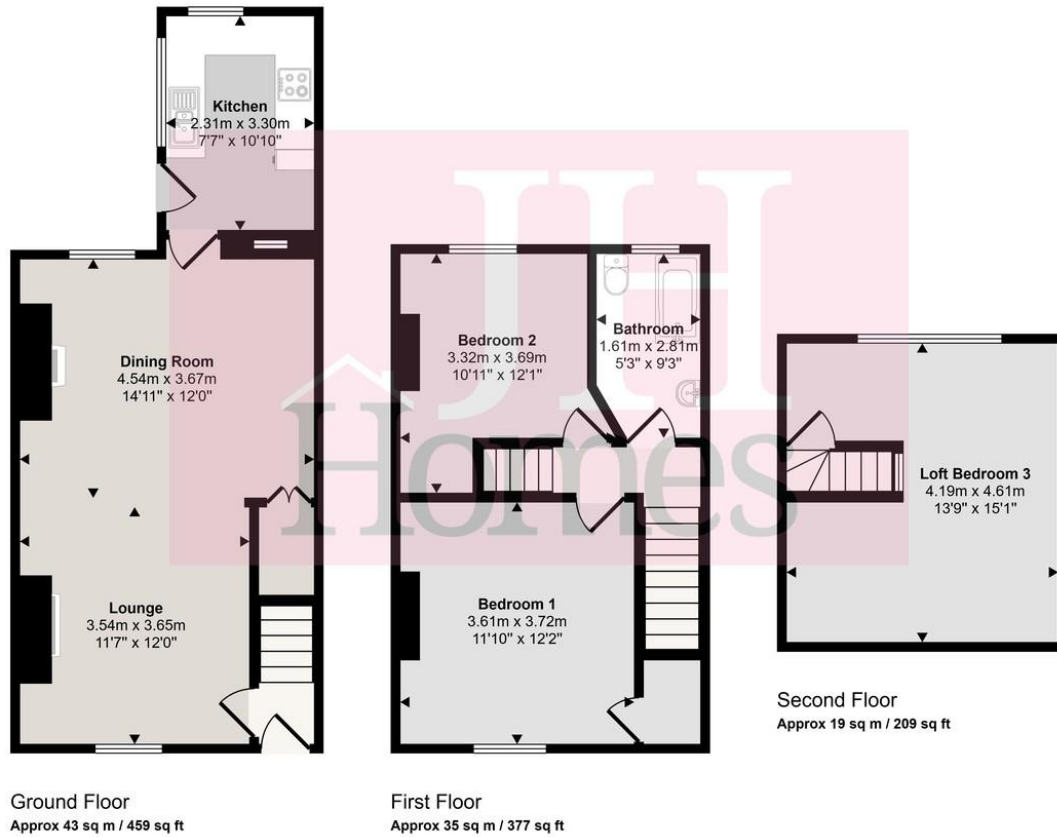
GENERAL INFORMATION

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

DIRECTIONS:

Entering Lindal from Ulverston, proceed past Bank Terrace on the right, and before you reach the pedestrian crossing, the property can be found on the left, after East View and before reaching Railway Terrace.
The property can also be found by using the following "What Three Words" <https://w3w.co/single.rezoning.chills>

Approx Gross Internal Area
97 sq m / 1045 sq ft



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		81 B
69-80	C		
55-68	D	58 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.

