

FREEHOLD



# 1 OUBAS HILL, ULVERSTON, LA12 7LA

## £230,000

### FEATURES

Stunning Traditional End Terraced Home

Prominent Main Road Position

Fully Modernised With Stunning Presentation

Open Plan Living/Dining/Kitchen

Four Good Bedrooms, One En-suite

Lovely Kitchen With All Appliance Built In

Stylish Shower Room & Gas Central Heating System

Spacious Detached Garden To Rear

Triple & Double Glazed Windows

Chain Free



Ownership as per title plan



A fabulous opportunity to purchase a beautifully appointed, fully refurbished and modernised traditional end terraced home being one of a short terrace of three properties in a prominent and convenient location adjacent to the A590 in the popular market town of Ulverston. The property offers a stylish home of spacious proportions that must be viewed internally to be fully appreciated, with the accommodation comprising of an open plan ground floor living/dining/kitchen with rear breakfast area and doors to an attractive yard area, to the first floor there are two bedrooms and a shower room, to the top floor are two further bedrooms with one ensuite. There is a gas fired central heating system, uPVC triple glazing to the front, newly installed kitchens and shower rooms, carpeting and fresh decor throughout. The property is suited to a wide range of buyers including the family purchaser and has the advantage of a drive to the side giving access to an upper garden area that offers superb potential for landscaping and may offer some development potential subject to relevant permissions. In all a superb home ready for immediate occupation, with early viewing highly recommended.

This beautiful home is access through a modern composite grey coloured front door with feature leaded and pattern glass pane, opening into:

#### **SITTING/DINING ROOM/KITCHEN**

*34' 8" x 10' 6" (10.57m x 3.2m)*

UPVC triple glazed window with lovely window seat, numerous power sockets and a double radiator. The feature staircase in the middle of the room has an area of pointed stone wall and useful understairs store. Complete with white decor to the walls and ceiling, and a light grey wood grain effect flooring which flows throughout the ground floor. The kitchen is fitted with an attractive range of base, wall and drawer units with quartz worktop over incorporating one and a half bowl stainless steel sink with black feature mixer tap, with rinse pipe, drainer and splash back tiling. Electric induction hob and glass feature cooker hood above, integrated fridge/freezer with matching decor panel, low-level electric oven and grill, and concealed within the end unit is a washing machine with matching decor panel. Complete with LED lights to the ceiling, double radiator, integrated smoke alarm and open access to the rear of the room to a lovely breakfast area.

#### **BREAKFAST AREA**

A versatile area that has PVC double glazed doors opening to the rear yard.

#### **FIRST FLOOR LANDING**

Stairs return to the first floor with feature black spindles, part stone pointed wall plus white painted newel post handrail and spindles. The landing area has a radiator, integrated smoke alarm, access to two bedrooms and shower room and further stairs to the upper floor.

#### **BEDROOM/SITTING ROOM**

*9' 4" x 10' 6" (2.84m x 3.2m)*

Versatile room that could either be a lovely double or additionally used as a cozy sitting room. With a radiator, light décor and a PVC double glazed door with a Juliet balcony beyond that offers a super aspect towards Hoar Hill and Monument. To the corner of the room is a cupboard housing the gas Worcester gas boiler for the heating and hot water systems.

#### **SHOWER ROOM**

Fitted with a stylish three-piece suite in white with black trim, comprising of wash hand basin on washstand with cupboard under and black mixer tap. Electric heated mirror above, WC with pushbutton flush

and glazed shower cubicle with tiled surround and feature black thermostatic shower, flexi-track spray and fixed rain head. Complete with tile effect vinyl flooring, LED lights and an extractor fan.

#### **BEDROOM**

*7' 5" x 10' 7" (2.26m x 3.23m)*

A further pleasant bedroom situated to the front of the property with a uPVC triple glazed window and window seat, radiator and light décor.

#### **SECOND FLOOR LANDING**

From the first floor landing the stairs return to the top floor, where there is an integrated smoke alarm and doors to two further bedrooms.

#### **BEDROOM**

*8' 9" x 10' 6" (2.67m x 3.2m)*

Situated to the front of the property with a low-level uPVC triple glazed window, radiator, light decor and door to:

#### **ENSUITE**

Fitted with a stylish three-piece suite comprising of a glazed shower cubicle with black trim and feature black thermostatic shower, flexi-track spray and fixed rain head shower. Wash hand basin with mixer tap and storage below, WC with push button flush, electric shaver point, electric heated mirror and inset lights to the ceiling.

### BEDROOM

9' 5" x 10' 6" (2.87m x 3.2m)

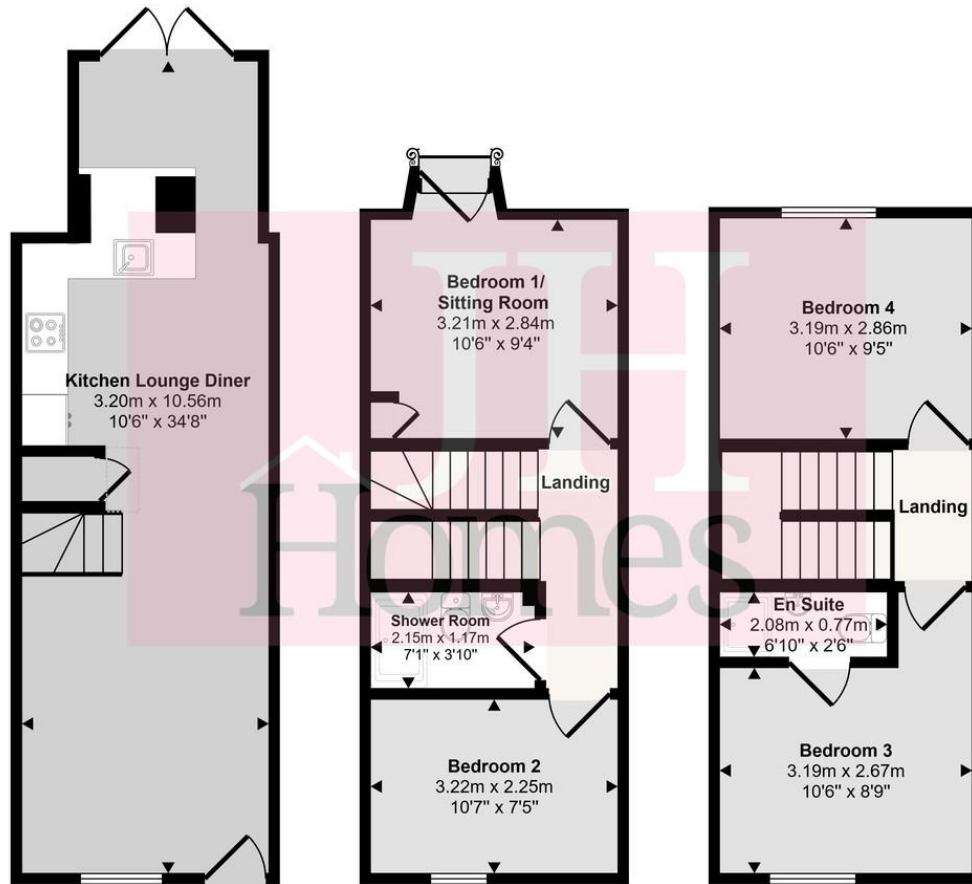
A further excellent room to the top floor with a uPVC double glazed window to the side that offers a lovely aspect towards Hoad Hill and Monument. Complete with radiator, light decor and an access point to the loft.

### EXTERIOR

To the side of the property, a driveway with gated and shared access with the neighbouring properties, leading round to the top garden. From here there is a gate with steps leading down to the yard, with tiles and painted walls offering a pleasant outdoor space. The top garden area is an excellent feature of the property and whilst the garden is currently unlandscaped, it offers superb potential in an excellent position. This area may also offer potential for an additional small dwelling/garage etc, subject to achieving the required permissions. We are advised that conversations have been positive with local architects, but no formal application has ever been submitted, and any interested party would need to make their own enquiries.



Approx Gross Internal Area  
87 sq m / 931 sq ft



Ground Floor  
Approx 32 sq m / 341 sq ft

First Floor  
Approx 28 sq m / 299 sq ft

Second Floor  
Approx 27 sq m / 291 sq ft

Denotes head height below 1.5m

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.

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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

PLEASE NOTE: Parking ownership as per title plan - we assume there is shared right of access, solicitors will need to confirm

**DIRECTIONS:**

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout, turn left. Head along County Road and the A590 out of Ulverston, proceed through the traffic lights and when you reach the Shell Service Station at the roundabout, the property can be found immediately after on your left-hand side.

It can also be found by using the following "What Three Words" What3Words

<https://w3w.co/equity.dynasties.reserved>

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

