



60 LIGHTBURN AVENUE, ULVERSTON, LA12 0DL

£350,000

FEATURES

Charming Garden Fronted
Terraced Home

Well Presented Throughout
With Character Retained

Great Location Backing To
Lightburn Park

Hall, Lounge & Dining Room

Fitted Kitchen Diner With
Appliances

Utility & WC, Gas CH &
PVC Double Glazing

Three Double Bedrooms -
Plus Loft Bedroom

Modern Stylish Four Piece
Bathroom

Perfect For A Range Of
Buyers

Lovely Home With
Viewing Invited &
Recommended



On
Road
Parking



Most attractive and well-presented traditional terraced home situated in this excellent location backing onto the lovely Lightburn Park. Offering family sized accommodation with a good standard of presentation and character retained. Comprising of vestibule, hall, lounge, dining room, kitchen/diner, utility and ground floor WC with three double bedrooms, family bathroom and additional attic room over two further floors. Complete with gas central heating system, uPVC double glazing, forecourt garden to front and lovely sunny yard area to the rear with seating areas overlooking the Park. Its convenient location offers the ability to walk into the town centre, schools and other amenities, a most comfortable home in a popular location with early viewing invited.

Accessed by way of a traditional front forecourt with a path leading to the front door. Solid wood front door opens into:

ENTRANCE PORCH

Tiled floor with recessed floor mat well and traditional glazed door opening into:

ENTRANCE HALL

Light woodgrain laminate flooring, coving to ceiling and traditional mouldings. Stairs to first floor with open underneath storage, coat hooks to wall, radiator and dado rail. Modern wood internal doors to lounge, dining room and kitchen.

LOUNGE

14' 6" x 12' 9" (4.42m x 3.89m)

Traditional picture rail and coving to ceiling and uPVC double glazed bay window to front with leaded and pattern glass upper panes offering an aspect to the front forecourt garden and the properties beyond. Central fireplace with painted fire surround, tiled hearth and inset living flame effect fire.

DINING ROOM

12' 9" x 10' 7" (3.89m x 3.23m)

UPVC double window with blind offering a fabulous aspect beyond the yard towards Lightburn Park beyond, picture rail, coving to the ceiling and radiator.

KITCHEN/DINER

14' 7" x 10' 2" (4.44m x 3.1m)

Fitted with a range of modern attractive base, wall and drawer units with metallic handles and marble effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated appliances include a double oven, gas hob with stainless splash back and modern cooker hood over and integrated dishwasher. Woodgrain effect laminate flooring, inset lights to ceiling, spotlight track, PVC door with double glazed inserts to yard and two uPVC double glazed windows. Further multipaned door to the end of the kitchen accessing the utility room.

UTILITY ROOM

5' 8" x 6' 0" (1.73m x 1.83m)

Offering an area of work surface with space and plumbing for washing machine, space for dryer and further space for freestanding fridge/freezer. Upvc double glazed window, wall cupboard with storage under, shelving and wall mounted gas boiler for the heating and hot water systems.

WC

5' 8" x 3' 7" (1.73m x 1.09m)

Fitted with a modern two-piece suite comprising of vanity unit housing sink with mixer tap, storage below and concealed cistern, dual flush WC. Wall cupboard, woodgrain effect laminate flooring and extractor fan.

FIRST FLOOR LANDING

Half landing with access to the family bathroom and bedroom with the main landing having doors to two bedrooms and traditional built-in cupboard. Door to second floor.

BEDROOM

11' 8" x 16' 3" (3.56m x 4.95m)

Spacious double room with uPVC double glazed window with blinds and leaded and pattern glass upper panes to front, radiator, picture rail and feature fireplace with tiled inset.

BEDROOM

13' 1" x 10' 5" (3.99m x 3.18m)

Further double room with picture rail, radiator and cast feature fireplace. UPVC double glazed window to rear giving a lovely aspect towards Lightburn Park.

BEDROOM

11' 5" x 10' 4" (3.48m x 3.15m)

Double room to the rear of the property with traditional cast feature, fireplace radiator and uPVC double glazed window to rear offering a lovely aspect over Lightburn Park.

BATHROOM

9' 1" x 6' 6" (2.77m x 1.98m)

Fitted with a modern four piece suite comprising of glazed shower cubicle with modern panelling, fixed rain shower and flexi track spray, panelled bath with mixer tap and tiling to surround, vanity unit housing moulded sink with mixer tap, cupboards under and concealed WC cistern with mirror fronted bathroom cabinet above. Tall chrome ladder style towel radiator, inset lights to ceiling and grey wood grain effect laminate flooring.







SECOND FLOOR LANDING

Door opening to:

LOFT BEDROOM

8' 1" x 15' 7" (2.46m x 4.75m)

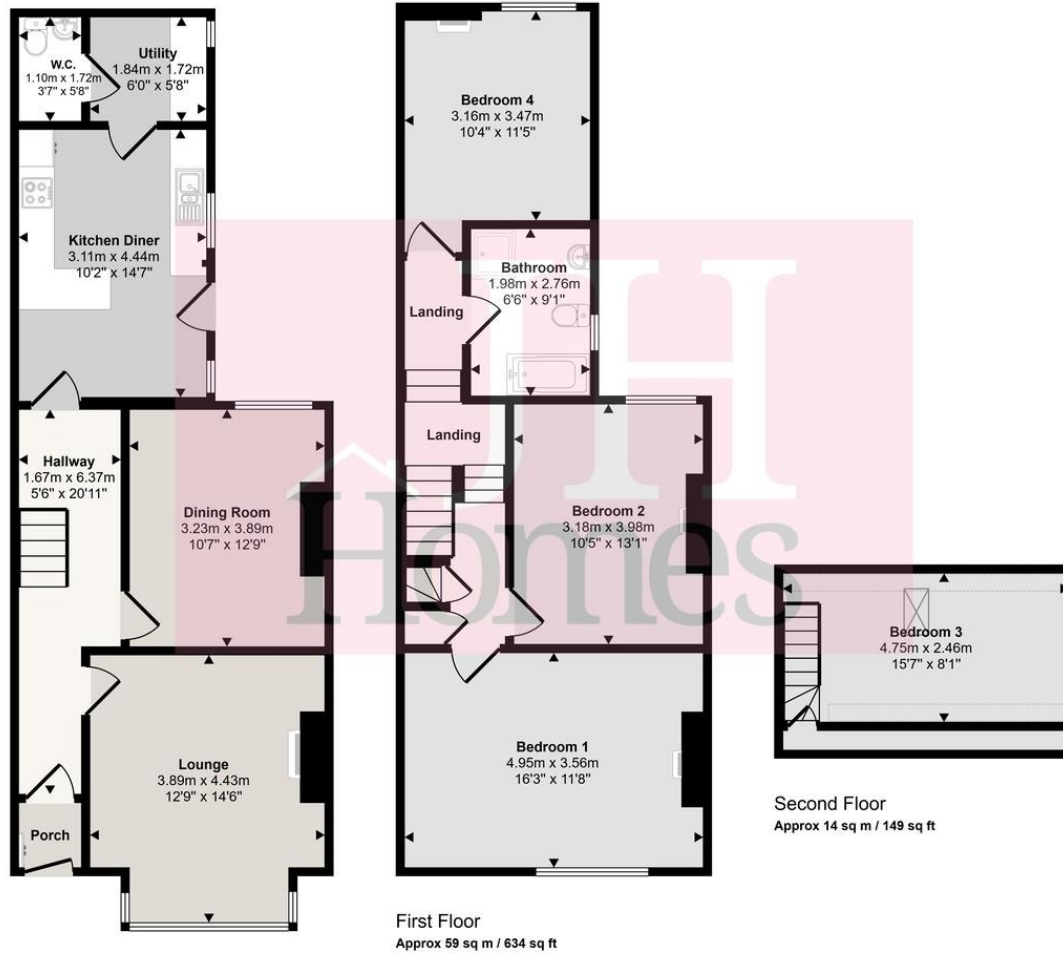
Some limited head height to the sides, double-glazed Velux roof window and low door opens to a useful storage area.

EXTERIOR


To the front of the property is a forecourt garden with hedging, shrubs and bushes. A gate pathway leads to the front door. To the rear is a modern decked seating area offering a pleasant seating space with stepped access down to the yard. The lower yard has concrete printed surface, outside water tap and ample space for an outdoor seating area perfect for entertaining and enjoying sunny afternoon. Modern wooden garden storage shed and gate to the rear service lane for bin storage access, etc.



Approx Gross Internal Area
134 sq m / 1439 sq ft



Ground Floor
Approx 61 sq m / 656 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: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including gas, electric, water and drainage.

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 "What Three Words"
<https://w3w.co/puppy.armful.processor>

EPC To Follow



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.