



Total area: approx. 109.6 sq. metres (1180.1 sq. feet)

DIRECTIONS

From the office of J H Homes proceed up the cobbled market street, turn left onto Queen St and at the traffic lights proceed straight across onto Springfield Road. Just after the going over the railway bridge the house can be seen on your right and is accessed by turning right into The Drive and then immediately right onto the driveway shared by three properties.

The property can be found by using the following "What Three Words" <https://what3words.com/hacking.muted.recliner>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: E
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains gas, electric, water and drainage are all connected.
- PLEASE NOTE: We are aware that the property suffered some water damage when a pipe burst in the loft due to the increased cold weather experienced in December. The seller has had this fixed as well as repairing the boiler.



Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are not constitute any part of an offer or contract - intending purchasers representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No statements or 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.



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Detached family home looking for its next adventure which also offers the perfect opportunity for someone to create their own sanctuary. Comprising of kitchen/dining room, good sized lounge with access to rear garden, downstairs cloaks/WC, pantry to ground floor, good sized main bedroom, family bathroom and second bedroom with access to a great storage area situated above the garage. To the rear is an excellent sized garden which is mainly laid to lawn but also offers patio and space for greenhouse and shed. Completing this property is its elevated position with views to the front towards The Hoad in the distance as well as a gas central heating system and double glazing. Situated in a popular and desirable residential location offering convenient access within walking distance of the town centre, local primary and secondary schools and railway station. Sold with no onward chain viewing will allow a purchaser to see how much this property still has to offer.



Majority entered through the PVC door with opaque double glazed inserts into:

KITCHEN

7' 3" x 6' 9" (2.22m x 2.06m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half sink and drainer with swan necked mixer tap. Recess and space for upright fridge/freezer, integrated four ring hob with oven under and cooker hood over. Tiled splashbacks, tiled floor, two sets of moveable spotlights to ceiling, plumbing for washing machine and uPVC double glazed window to the side. The room is partly open to the dining room with a divide of wall and base units.

PANTRY

5' 8" x 4' 0" (1.73m x 1.244m)
Offering shelving and cupboard with tiled floor, central ceiling light, fuse box and electric meter. Opaque uPVC double glazed window to the side.

INNER HALL

Stairs to first floor, access to downstairs cloakroom/WC, lounge and dining room. PVC door with opaque glazed inserts and side window to side, central ceiling light point and radiator.

DINING ROOM

11' 10" x 10' 4" (3.61m x 3.17m)
UPVC double glazed window to the rear overlooking the garden, central ceiling light point, radiator and wall mounted display cabinets, base units and serving access to the kitchen.

LOUNGE

15' 10" x 11' 11" (4.83m x 3.64m)
Good sized room with uPVC double glazed windows to front, side and rear as well as a PVC door with glazed inserts giving access via some steps to the rear garden/patio. Feature, gas fire with tiled hearth, wooden mantle and surround, two radiators and central ceiling light point.

CLOAKROOM/WC

4' 0" x 3' 6" (1.22m x 1.08m)
Two piece suite comprising of low level WC and wall mounted wash hand basin. Cupboard housing gas meter, half tiled, strip lighting and opaque uPVC double glazed window to side.

FIRST FLOOR LANDING

UPVC double glazed window to front allowing plenty of natural light with further uPVC double glazed window to the side, access to both bedrooms and bathroom as well as door to airing cupboard housing hot water tank and offering shelving. Loft access and central ceiling light point.

BEDROOM

15' 8" x 11' 11" (4.80m x 3.65m)
Good sized double bedroom with an abundance of fitted bedroom furniture to include single wardrobes with over head cupboards and bedside cabinets, triple wardrobe with side shelving, free standing dressing table and further 'L' shaped five door wardrobe to one corner. UPVC double glazed window to the rear, two central ceiling lights, radiator and further uPVC double glazed window to side.



BEDROOM

8' 11" x 10' 4" (2.72m x 3.17m)
UPVC double glazed window to the rear and side, double wardrobe and wall mounted sink with tiled splash backs.

EAVES ROOM/CRAFT ROOM

9' 1" x 5' 10" (2.78m x 1.79m)
Accessed through a door from the bedroom this room could be utilised as a additional storage, dressing room or for a multitude of other uses. Situated over the garage with glazed window to the side and central ceiling light point.

BATHROOM

9' 8" x 6' 9" (2.97m x 2.07m)
Four piece suite comprising of low level WC, corner shower with Mira electric shower, bidet and pedestal wash hand basin with mixer tap. Tiled to three walls, radiator, strip lighting and uPVC double glazed window to side. Mirrored cupboard doors give access to a small shelving area and the airing cupboard on the landing.

GARAGE

14' 11" x 9' 3" (4.57m x 2.83m)
Attached garage with sliding door on runners or single use door. Offering shelving, strip light, wall mounted boiler for the hot water and heating systems and single glazed windows to the side and rear.

EXTERIOR

To the front of the property is a single driveway and small walled easy to maintain front garden. To the side is a lockable gate giving access to the rear garden. Patio area which can be accessed from the side or the lounge by way of some steps. Further steps lead down to the lawned garden with space for greenhouse and two sheds which are included in the sale.

