

FREEHOLD



10 CHITTERY LANE, ULVERSTON, LA12 7DP

£499,000

FEATURES

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| Realistically Priced Detached Family Home | Porch, Hallway & Lounge |
| Elevated Position With Some Fine Views | Sitting Room, Dining Room & Cloaks/WC |
| Highly Sought-After Location | FOUR Bedrooms & Luxury Bathroom (4-Piece) |
| Gas CH System & uPVC DG | Driveway & Off-Road Parking |
| Requires A Little Updating - Asking Price Reflected | Super Gardens To Front & Rear |



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Off Road
Parking



Situated in one of Ulverston's most sought-after elevated residential locations, this extended detached family home occupies a pleasant position within a small cul-de-sac, enjoying convenient access to the town centre, local amenities, and delightful views across Ulverston and towards Morecambe Bay. Built in the 1970s and lovingly owned by the same family for many years, the property is now offered for sale with the advantage of vacant possession and no onward chain. While the property would benefit from a programme of modernisation, this has been thoughtfully reflected in the realistic asking price, presenting an excellent opportunity for purchasers to create a superb family home tailored to their own tastes and requirements. The generously proportioned accommodation comprises of an entrance porch, welcoming hallway, spacious lounge with foal point coal effect living flame gas fire, dining room, additional sitting room, kitchen, and a useful cloakroom/WC. To the first floor are four well-sized bedrooms, including a principal bedroom with fitted furniture and some fine views. The family bathroom is fitted with a four-piece suite and benefits from underfloor heating for added comfort. Externally, the property enjoys driveway parking to the front, with steps leading to a low-maintenance front garden and access to both the main entrance and the rear garden via a side pathway. The attractive rear garden is arranged over split levels and has been carefully maintained, featuring a patio seating area, generous lawned sections, established plants and shrubs, and a timber garden shed which is included within the sale. Further benefits include double glazing and gas central heating system throughout. Offering outstanding potential, generous family accommodation, and an enviable location, this is a rare opportunity to acquire a home with scope for enhancement in one of Ulverston's most desirable settings. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Accessed through a PVC door into:

ENTRANCE PORCH

Entrance door, two uPVC double glazed windows to the front and side, plus frosted glazed door with matching side panels to:

HALLWAY

Radiator, two understairs storage cupboards, door to dining room and stairs to the first floor. Glass panelled door with matching side panels to:

LOUNGE

13' 0" x 17' 5" (3.96m x 5.31m)

Coal effect living flame gas fire, uPVC double glazed window to the front and two radiators. Door to:

SITTING ROOM

20' 4" x 10' 8" (6.2m x 3.25m)

External door with matching side panel to the rear patio, uPVC double glazed window to the front and two radiators. Open to:

MID VESTIBULE

Storage cupboard housing combination boiler for the heating and hot water system, and door to cloaks/WC. Door to:

KITCHEN

8' 3" x 13' 9" (2.51m x 4.19m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Two uPVC double glazed windows to the rear, recess tiling, gas hob, extractor hood, electric oven and microwave. Pantry and plumbing for a washing machine and dishwasher. Door to:

DINING ROOM

9' 10" x 9' 5" (3m x 2.87m)

Two uPVC double glazed windows to the side and rear, understairs storage and space for a dining table. Complete with a radiator and door back to the hallway.

CLOAKS/WC

Two-piece suite comprising of WC and wash hand basin.

FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to all upper rooms.

BEDROOM

11' 3" x 13' 6" (3.43m x 4.11m)

Fitted furniture included, radiator and uPVC double glazed window to the front with outstanding views.

BEDROOM

10' 0" x 11' 2" (3.05m x 3.4m)

UPVC double glazed window to the side and rear, fitted wardrobe and dresser plus radiator.

BEDROOM

8' 3" x 14' 2" (2.51m x 4.32m)

Radiator and uPVC double glazed window to the front.

BEDROOM

5' 8" x 6' 10" (1.73m x 2.08m)

UPVC double glazed window to the rear and radiator.

BATHROOM

Four-piece suite in white comprising of WC, wash hand vanity basin, corner bath and shower cubicle. Heated towel rail, radiator, full tiling, LED lighting and two uPVC double glazed windows to the side and rear.

EXTERIOR

Driveway and off-road parking to the front with steps to low maintenance garden, access to front entrance door and gated side aspect access. Flagged rear patio with steps to elevated rear garden which is laid mostly to lawn with established border plants, shrubs and trees. Plus timber hut that is included in the sale.



Call us on
01229 445004

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

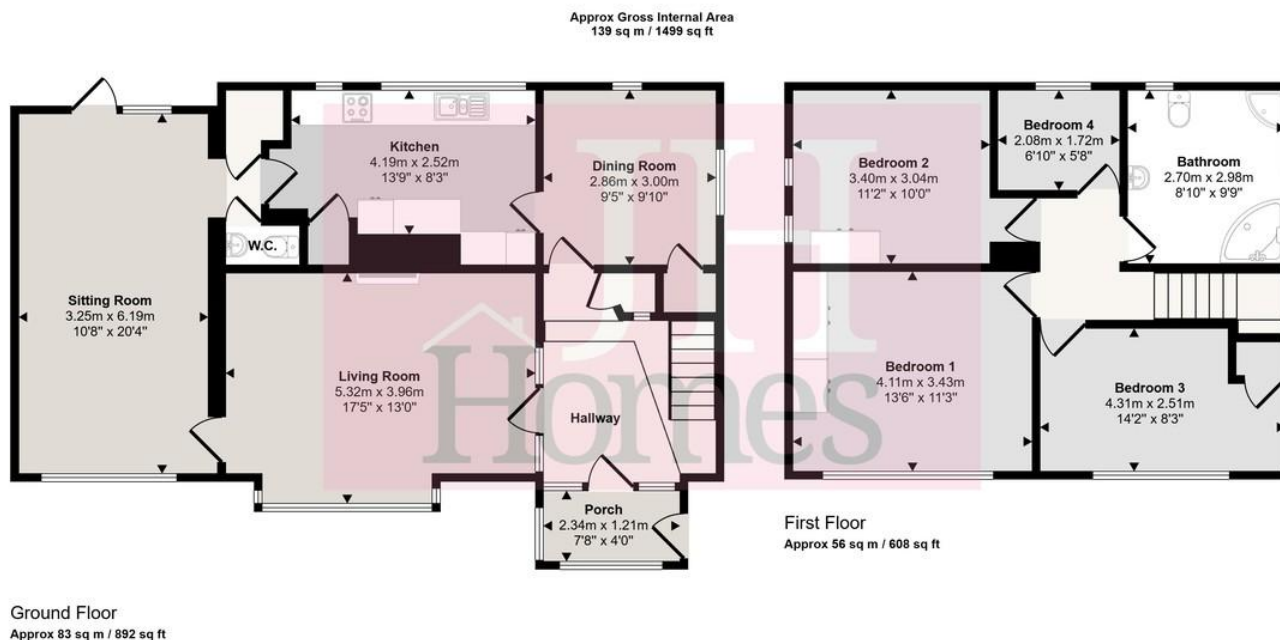
LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Leaving the offices of JH Homes, turn right into Market Street, and at the roundabout take the first exit onto Brewery Street, which will continue onto Fountain Street. After the zebra crossing, continue over the roundabout onto Soutergate before taking the third turn on your right into Chittery Lane. The property can be found by using the following "What Three Words":

<https://w3w.co/compacts.mavericks.prone>



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		
69-80	C		76 C
55-68	D	66 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.

