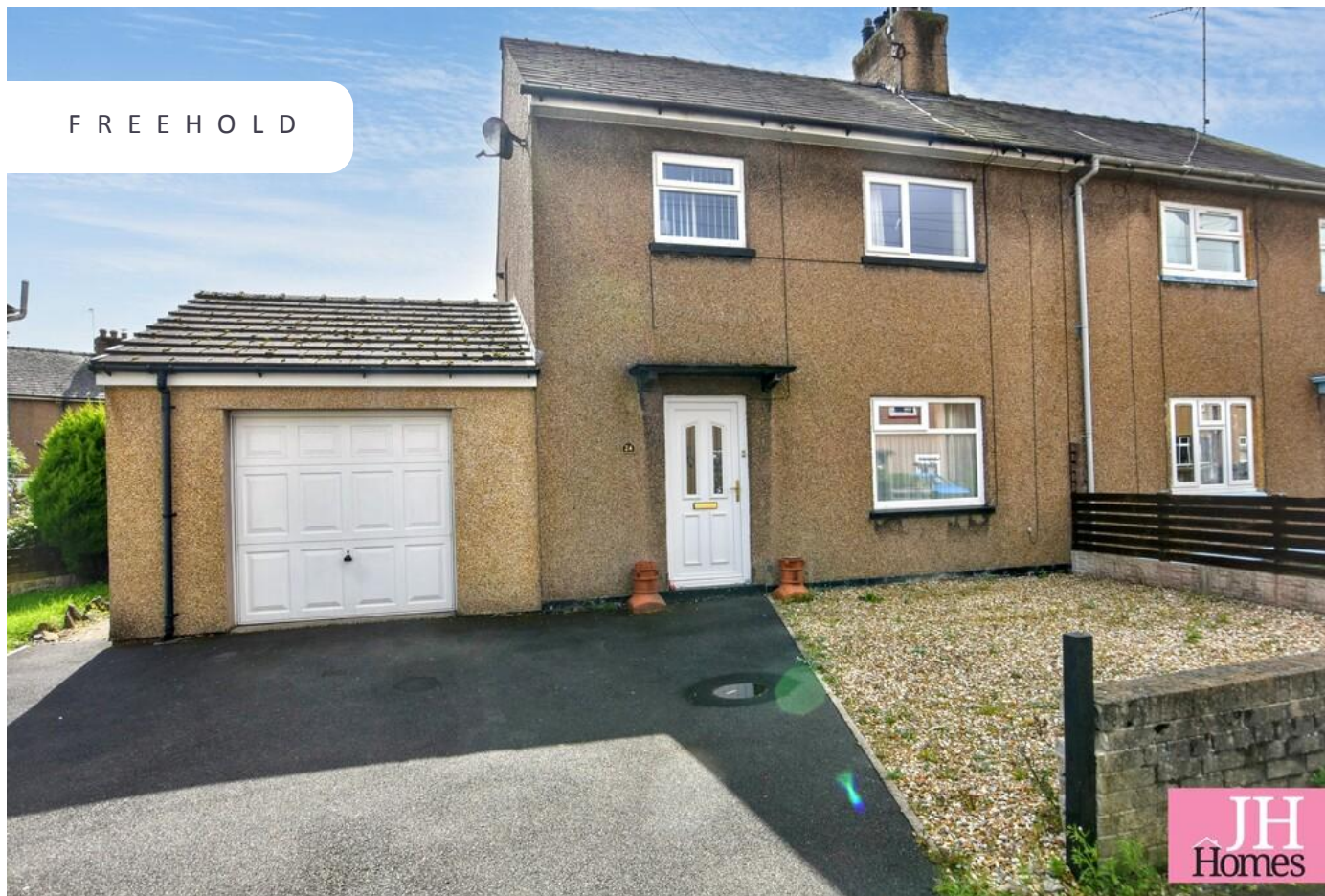


FREEHOLD



24 GRASMERE ROAD, ULVERSTON, LA12 9BY

£270,000

FEATURES

Semi Detached Family Home

Level Plot With Off Road Parking & Garage

Offered Vacant With No Upper Chain

Well Presented Throughout

Hall, Lounge & Dining Room

Conservatory & Kitchen

Three Bedrooms & Shower Room

Gas CH System & UPVC Double Glazing

Perfect For A Range Of Buyers

Local Occupancy

Restriction Applies



1



2



3



Garage,
Off Road
Parking



Excellent traditional, local occupancy semi-detached home situated in this pleasing residential location offering comfortable well-presented accommodation with driveway gardens and garage. Comprising off hall, lounge, dining room, conservatory and kitchen to the ground floor with three bedrooms and shower room to the first floor. Complete with a gas central heating system, uPVC double glazing, pleasant sunny rear garden with greenhouse and the excellent advantage of drive and integral garage. Considered suitable for a range of buyers including the family and will be offered va cant having no upper chain. Early viewing is invited and recommended.

Access through a PVC feature door with pattern glass panes opening to:

ENTRANCE HALL

Stairs to first floor and modern half glazed door opening to:

LOUNGE

Central feature fireplace with timber mantel shelf and sides, brick inset and flagged hearth housing a stove, alcove shelving to side, uPVC double glazed window to front, open access to dining room and door to under-stair storage cupboard.

DINING ROOM

Set of multi painted doors to conservatory and door to the kitchen. Central fireplace with woodgrain effect fire surround, conglomerate style inset, hearth and housing a living flame fire. Alcove cupboard and shelving to one side and coat cupboard with hanging rail to other.

CONSERVATORY

Of PVC double glazed construction with polycarbonate roof, light wood grain effect flooring and set of PVC double glazed French doors opening to the rear garden.

KITCHEN

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer. Integrated under counter oven and electric hob with cooker hood over and radiator. UPVC double glazed window looking to rear garden and door to garage.

FIRST FLOOR LANDING

UPVC double glazed pattern glass window and boiler cupboard housing the Main gas combi boiler for the hot water and heating system.

BEDROOM

Double room with a range of fitted wardrobes to one wall, radiator and uPVC double glazed window.

BEDROOM

Further double room with built-in shelved storage cupboard and double doors to wardrobe with hanging rail and shelving above plus an additional cupboard to the side. UPVC double glazed window and radiator.

BEDROOM

Single room with built-in bed unit, radiator and uPVC double glazed window.

SHOWER ROOM

Fitted with a modern three-piece suite comprising of glazed shower cubicle, WC and wash hand basin with mixer tap. Modern paneling to walls and ceiling, uPVC double glazed pattern glass window, tile effect flooring and chrome ladder style towel radiator.

EXTERIOR

To the front of the property is a tarmac drive and access to the garage. The front garden has been gravelled for easier maintenance with a further garden area to the side with path leading to a gate to the rear garden. The rear offers a lovely sunny space with flagged patio, aluminium framed greenhouse with borders to the side and an area of artificial grass offering a pleasant seating area with access to a slightly raised deck and useful garden storage building.

GARAGE

Up and over door, PVC double glazed door and window to rear. Space and plumbing for washing machine, electric light and power. Built-in double door cupboard to side and workbench.



Approx Gross Internal Area
113 sq m / 1217 sq ft

Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, water and electricity are all connected

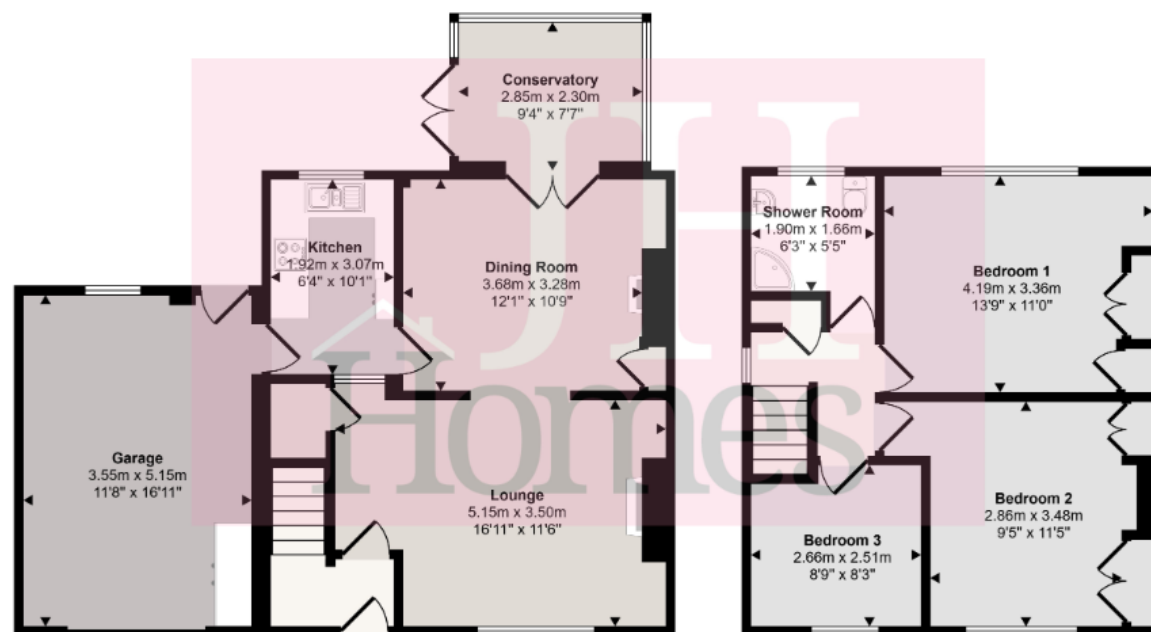
PLEASE NOTE: We believe that the property is subject to a Local Occupancy Restriction - Please ask the office for further information.

DIRECTIONS:

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. Take the second right onto Rydal Road, Take the first left into Grasmere Road and the property is located on the right hand side. The property can be found by using the following "What Three Words" mere.situation.clinic

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.



Ground Floor
Approx 70 sq m / 751 sq ft

First Floor
Approx 43 sq m / 465 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.

