

FREEHOLD



107 URSWICK ROAD, ULVERSTON, LA12 9LL

£325,000

FEATURES

Lovely Semi-Detached Bungalow

Popular Residential Location

Very Well Presented Throughout

Lounge & Well presented Kitchen/Diner

Two Good Bedrooms

Bathroom With Four Piece Suite

UPVC Double Glazing & Gas-Fired Central Heating System

Lovely Gardens, Drive & Garage

A Great Home Perfect For A Range Of Buyers

Early Viewing Invited & No Upper Chain



Garage,
Off Road
Parking



A most attractive and well positioned semi-detached bungalow situated offering a pleasant open aspect to the front and convenient access to Ulverston. The property is very well presented and offers a most comfortable well-proportioned home that is perfect for a range of buyers including the professional couple, downsizers retirees etc. The bungalow has an attractive plot with well-presented gardens to the front and rear with driveway parking and a garage. There is a gas central heating system, uPVC double glazing and well-presented accommodation comprising of an entrance porch, spacious hall, lounge, kitchen/diner, two double bedrooms, and a four-piece bathroom. The location offers convenient access to the amenities of Ulverston a short drive away and is offered for sale vacant with no upper chain. Considered an excellent opportunity in a lovely position with early viewing invited and recommended.

This lovely bungalow is accessed through a PVC feature double glazed door with arch pattern glass pane opening into the entrance vestibule. The vestibule has metre cupboards recessed to the walls, plus a traditional wooden single glazed door and side window opening to:

ENTRANCE HALL

7' 1" x 6' 2" (2.17m x 1.90m) Rear Area

Inviting and light with a radiator, coving to the ceiling with access point to the loft and a door to a useful coat storage cupboard with hanging rail and shelf. The hall has a radiator and doors to the lounge, kitchen/diner, bedrooms and shower room.

LOUNGE

12' 0" x 16' 2" (3.66m x 4.93m)

Lovely well-proportioned room with a uPVC double glazed picture window to the front which looks to the front garden and surrounding countryside beyond. Central decorative fireplace in grey with a living coal flame gas fire, pleasant light neutral décor, and a double radiator.

KITCHEN/DINER

16' 11" x 10' 5" (5.18m x 3.18m)

Spacious kitchen/diner fitted with a range of base, wall and drawer units with granite worktop over incorporating inset bowl and a half sink unit with grooved drainer, mixer tap and splash back tiling. Integrated electric induction hob with cooker hood above, built-in double oven, grill and microwave with a pull out pantry style unit next to it, recess and plumbing for a washing machine, slimline dishwasher and a built-in fridge unit. There is also a cupboard concealing the Worcester gas combi boiler for the heating and hot water systems. UPVC double glazed windows to the rear and side as well as a glazed door to the rear garden. A breakfast bar area in matching granite offers additional valuable extra work surface and dining space which is shaped and divides the kitchen to the dining area, which has a radiator and ample space for a family table.

BEDROOM

9' 11" x 13' 5" (3.04m x 4.11m)

Spacious double bedroom situated to the rear which has light pink décor, uPVC double glazed window with a blind looking into the lovely rear garden, and a built-in cupboard to the corner of the room with shelving.

BEDROOM

9' 8" x 11' 11" (2.95m x 3.64m)

Further double bedroom that has a mirror fronted wardrobe, uPVC double glazed window with blind offering a lovely aspect beyond the garden to the surrounding countryside, light neutral decor and a radiator.

BATHROOM

5' 4" x 8' 2" (1.63m x 2.49m)

Fitted with a four-piece suite comprising of a panel bath, WC, wall hung wash hand basin and a quadrant shower cubicle with thermostatic shower. UPVC double glazed pattern glass window, full tiling to the walls, modern panelling to the ceiling with inset lights and grey herringbone patterned flooring.

LOFT

We are advised that the loft is accessed using a drop-down ladder and has been part boarded for storage.

EXTERIOR

To the front of the property there is an attractive and well-maintained garden with lawn, mature borders to the perimeter and a tarmac driveway offering parking. There is access to the side leading to the rear garden and garage. The rear garden is very well presented with patio, lawn borders and a mature tree, offering a good degree of sunlight throughout the day.

GARAGE

9' 1" x 19' 4" (2.78m x 5.90m)

Up'n'Over door, electric light and power points and a window to the rear, offering useful storage and parking space.



FLOORPLAN TO FOLLOW

Call us on

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the office of JH Homes, proceed up the cobbled Market Street and at the Market Cross turn left onto Queen Street. At the traffic lights continue straight across onto Princes Street which then becomes Springfield Road. After passing through the dip, take the first turn right onto Urswick Road. Continue along the road and after the turn into Birkett Drive and before the turn into Colthouse Lane, the property is situated on the left hand side.

It can also be found by using the following "What Three Words" <https://w3w.co/care.inched.golden>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.

