

FREEHOLD

17 VICTORIA PARK, ULVERSTON, LA12 7TT

£365,000

FEATURES

- Location Close To The Town
- Suitable For A Variety Of Purchasers
- Ready To Move Into, No Upper Chain
- Gas CH System & UPVC DG
- Modern Kitchen With Integrated Appliances
- Spacious Lounge With Pleasant Outlook To Rear Garden
- Cloakroom
- Free Flowing Accommodation
- Three Bedrooms & Bathroom
- Garage, Driveway & Gardens

1 | 1 | 3 | Garage, Off Road Parking





Situated on the popular Victoria Park development, built by Persimmon Homes, this well proportioned three bedroom detached family home is ideally positioned within a highly desirable location. Ready to move into, the property has recently been enhanced with a stylish fitted kitchen in contemporary green tones, creating a fresh and inviting space that is both practical and well suited to modern family life. The ground floor offers generous and versatile living accommodation comprising of spacious lounge, modern, well equipped kitchen and cloakroom/WC with three bedrooms and a family bathroom to the first floor. Complete with gas central heating system, double glazing, garage, driveway and excelled gardens front and rear. With its generous proportions, versatile accommodation and attractive modern kitchen, this home is perfectly suited to families looking for a comfortable and contemporary property. Offered for sale having no upper chain.

Accessed through a PVC door with glazed inserts into:

HALL

Doors to lounge, kitchen and cloakroom/WC. Wood-effect flooring and stairs to first floor.

KITCHEN/DINER

7' 10" x 13' 11" (2.39m x 4.24m)

Fitted with attractive sage green base, wall drawer units with work top over incorporating one and a half bowl sink and drainer with mixer tap. Integrated Prima electric oven, four-ring gas hob with cooker hood over and fridge freezer. Front-facing bay window, vinyl flooring, inset lighting and wall-mounted cupboard discreetly housing the boiler for the hot water and heating system.

LOUNGE

15' 3" x 15' 0" (4.65m x 4.57m)

Spacious rear lounge featuring multi paned French doors opening onto the decking area, with a side window and radiator beneath. The room is freshly decorated in neutral tones and benefits from a wall-mounted log-effect fire, wood-effect flooring and useful understairs cupboard. Finished with a coved ceiling, overhead lighting and power points.

CLOAKROOM

Comprising a two-piece suite, including a corner wash hand basin with storage beneath and mixer tap, low-flush WC and radiator. Front-facing window provides natural light.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.

BEDROOM

15' 0" x 13' 1" (4.57m x 3.99m)

Front-facing room with bay window, radiator beneath, additional side window and overhead lighting.

BEDROOM

8' 3" x 9' 2" (2.51m x 2.79m)

Further double room situated to the rear with double glazed window and radiator.

BEDROOM

6' 6" x 7' 3" (1.98m x 2.21m)

Double glazed window and radiator.

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

Comprising of three-piece suite including wash hand basin, low-flush WC and panelled bath with shower over. Tiling to wet areas, radiator and ceiling light point.

EXTERIOR

Open-plan front garden with block-paved driveway to the side providing access to the garage. Pedestrian pathway leads to the enclosed rear garden, featuring a raised decking area, ideal for al fresco dining and outdoor entertaining.

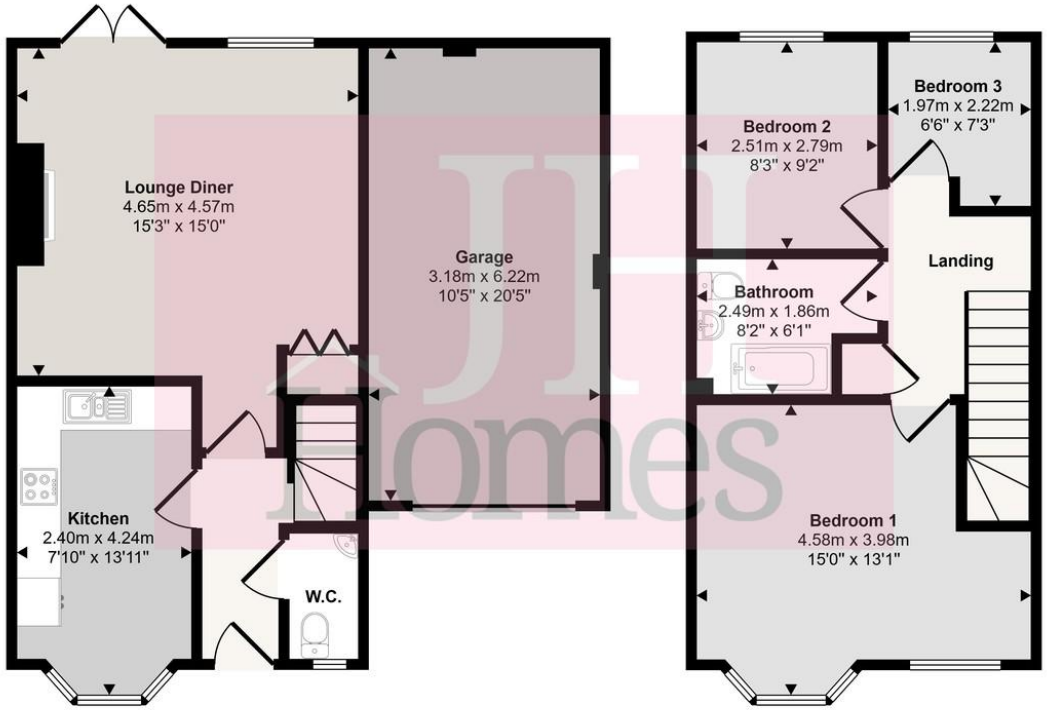








Approx Gross Internal Area
100 sq m / 1078 sq ft



Ground Floor
Approx 61 sq m / 653 sq ft

First Floor
Approx 39 sq m / 425 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.

Call us on
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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services include gas, electric, water and drainage.

DIRECTIONS:

Leaving the office turn onto Market Street and at the top turn left onto Queen Street. At the traffic lights turn left again onto the A590, pass through the next set of lights and then continue straight on at the roundabout. After the next set of lights turn left onto Hart Street, proceed along Hart Street taking the third turning on your right into Victoria Park with the property being near the head of the Cul De Sac identified by our pink ''For Sale'' board. The property can be found by using the following ''What Three Words'': https://what3words.com/means.reef.princely

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.