

FREEHOLD



5 SANDHALL COTTAGES, ULVERSTON, LA12 9EH

£245,000

FEATURES

- Lovely Cottage Property
- Great Rural Position Yet Convenient To Town
- Lounge & Dining Room
- Kitchen, Utility & Modern Bathroom
- Two Good Bedrooms
- Off Road Parking & Rear Garden
- Long Front Garden With Fields Beyond
- Good Standard Of Presentation Throughout
- Perfect For A Range Of Buyers
- No Upper Chain & Early Viewing Recommended



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Off Road
Parking



Situated in small community of cottages in a peaceful situation with walks from the doorstep and yet a few minutes from town. We are pleased to bring to the market this lovely property located to the outskirts of Ulverston with farmland surrounding the properties. Offered for sale for the first time in over 50 years, presented to an excellent standard by the current owner and is offered for sale with no upper chain. Comprising of kitchen, utility, lounge, dining room to the ground floor with two bedrooms and a modern bathroom to the first floor. Complete with long front garden, rear yard, private off-road parking and further sizable rear garden area, gas fired central heating system and uPVC double glazing. Offering perfect accommodation suited to a wide range of buyers with early inspection recommended.

Accessed from the rear through the yard and directly into:

KITCHEN

8' 5" x 7' 2" (2.57m x 2.18m)

Fitted with range of modern base, wall and drawer units with wood block work surface over incorporating stainless steel sink and drainer with mixer tap and tiled up stands. Recess and point for gas cooker, tiling to the floor, inset lights to ceiling, wooden door to rear yard and uPVC double glazed window. Open doorway gives access to the utility room.

UTILITY ROOM

5' 11" x 7' 2" (1.8m x 2.18m)

Space and plumbing for a washing machine, space for fridge freezer, and other white goods. Wall mounted Valiant gas boiler for the heating hot water systems, uPVC double glazed window, wall cupboard and coat hooks to wall.

DINING ROOM

12' 2" x 10' 2" (3.71m x 3.1m)

UPVC double glaze window to the rear, radiator and inset feature living flame, gas fire to the chimney breast. Inset lights to ceiling, door to useful under stairs store, door to inner hall and open access to kitchen.

INNER HALL

Stairs to the first floor and a door to lounge.

LOUNGE

11' 5" x 13' 3" (3.48m x 4.04m)

Central decorative fireplace with wood-stained fire surround, tiled hearth and polished inset housing living coal effect gas fire. Radiator, electric light and power and inset LED lights to ceiling. UPVC double glazed bow window to front offering a lovely aspect straight down the garden opposite the property, with wooden door opening to porch.

PORCH

Door to a covered canopy seating area and beyond the garden.

FIRST FLOOR LANDING

Radiator, access to two bedrooms and bathroom and drop-down ladder to loft room.

BEDROOM

11' 5" x 13' 6" (3.48m x 4.11m)

Good size double bedroom to the front of the property with PVC double glazed window that gives a fabulous aspect over the garden, neighbouring properties gardens, and open countryside beyond. Sliding door wardrobes to one wall, inset lights to ceiling, radiator. light and power.

BEDROOM

12' 2" x 7' 8" (3.71m x 2.34m)

Radiator and uPVC double glazed window to the rear giving an aspect to the towards the parking area and rear garden, as well as open countryside beyond.

BATHROOM

8' 5" x 7' 2" (2.57m x 2.18m)

Fitted with a modern three piece suite in white comprising of WC with push button flush, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and thermostatic shower over with fitted shower rail and curtain. Full tiling to walls, radiator, uPVC pattern glass tilt & turn window and mirror fronted bathroom cabinet.

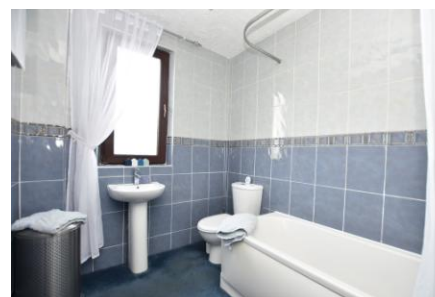
LOFT ROOM

Boarded loft with electric light and double-glazed roof light.

EXTERIOR

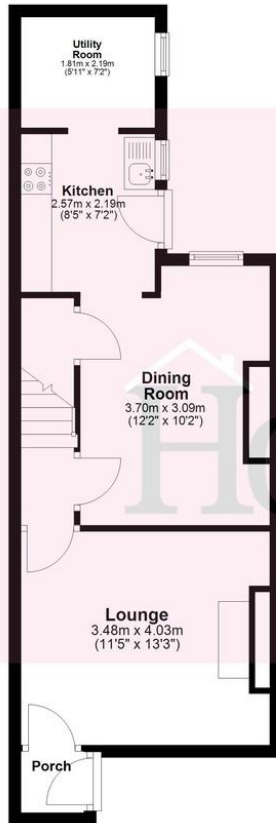
To the front of the property is an excellent long garden positioned across the narrow access path and in front of the cottage. The long garden is grassed with a clothesline and to the end are mature trees, shrubs and bushes with open farmland beyond. The garden is enclosed with fencing and gate making it secure for dogs and children etc.

To the rear of the property is a yard and seating area, and across the service lane the excellent advantage of a concrete hard standing offering parking. Beyond this is a further grassed area with conifer hedge, shrubs and bushes and useful wooden garden storage shed.



Ground Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Call us on

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From our offices proceed to the A590. Head as though you are leaving town towards The Lakes. At the Auction Mart turn right onto North Lonsdale Road. Proceed down North Lonsdale Road and at the end of the road there is a mini roundabout, you need to follow the direction for Sandall. Take right and then you will approach Sandhall Cottages take the right fork, continue along this road until you reach the cottages where the property can be found on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/aclaim.scratches.them>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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.

