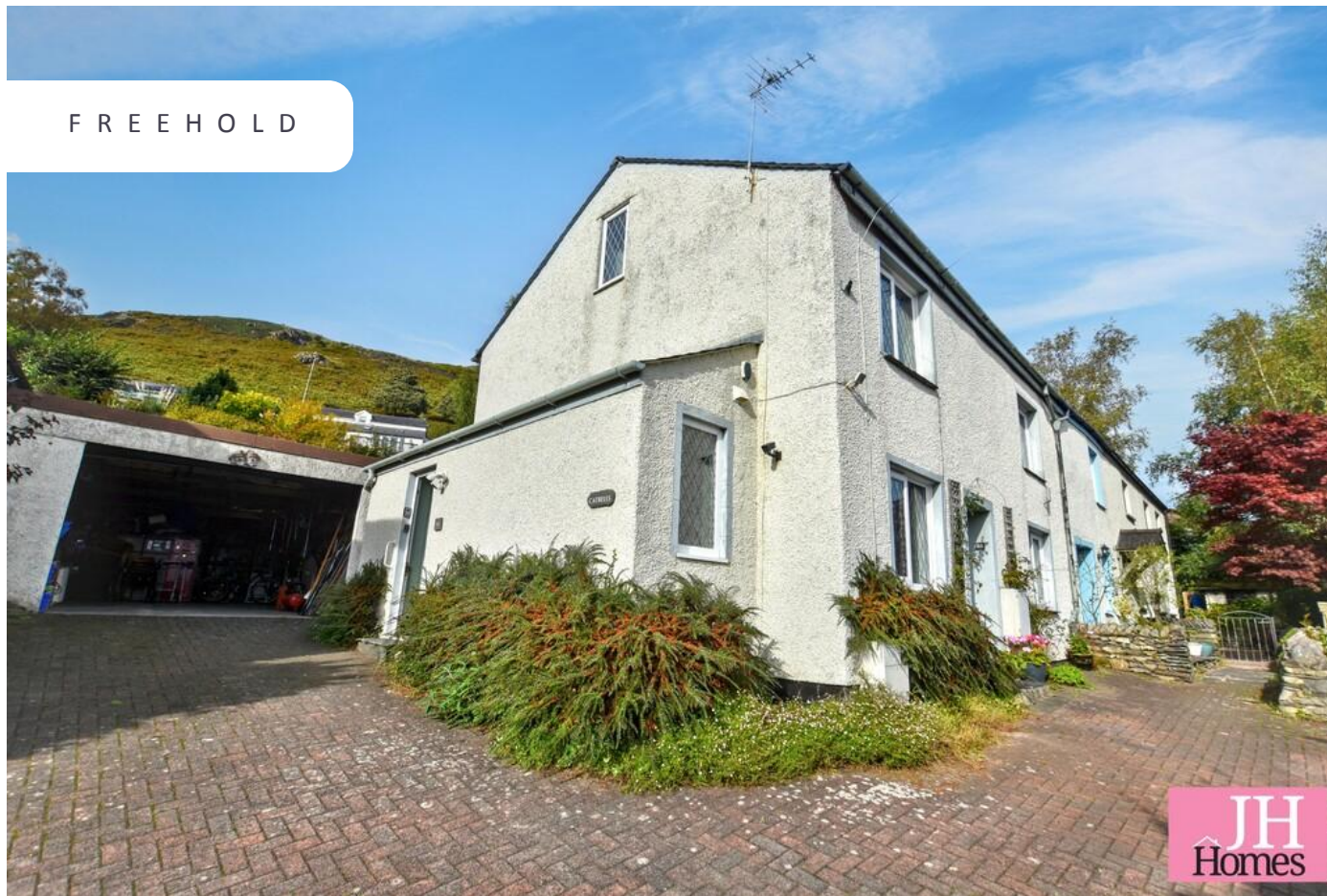


FREEHOLD



OUBAS HILL, ULVERSTON, LA12 7LA

£330,000

FEATURES

- | | |
|--|--|
| Charming Cottage Home | Three Bedrooms & Family Bathroom |
| Popular Location Close To Town Amenities | Off Road Parking |
| Well Presented Throughout | Excellent Garage/Workshop |
| Dining Hall, Lounge & Kitchen | Lovely Mature Gardens To Front & Rear |
| Boot Room & WC | Rare Opportunity In This Convenient Location |



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Garage,
Off Road
Parking



Attractive, well positioned cottage home situated in this most convenient location to the edge of town. Having been under the same occupation for many years and is now reluctantly brought to the market and offered vacant, with no upper chain. The property benefits from a generous plot with off-road parking as well as an excellent garage/workshop, light neutral decor and a good standard of presentation throughout. Comprising of dining hall, fitted kitchen, boot room, WC, cosy lounge with stove, three good sized bedrooms, family bathroom and a stairs to a loft room. Externally in addition to the off-road parking and garage there are mature well stocked gardens to the front and rear including two summer houses. A great opportunity suited to a range of buyers including the family purchaser, in an excellent and convenient location with early viewing invited and recommended.

Accessed through a PVC door with leaded features with two steps and open into:

DINING HALL

11' 2" x 10' 10" (3.4m x 3.3m)

UPVC double glazed leaded window looking towards the front garden, radiator and mock timber features to the ceiling and walls with display shelves. Wall light, ceiling light point, open access to the kitchen, door to lounge and electric circuit breaker control point.

KITCHEN

7' 3" x 10' 10" (2.21m x 3.3m)

Fitted with a range of base, wall and drawer units with patterned work surface over incorporating one and a half, stainless steel sink and drainer with mixer tap and tiling to up stands and windowsill. Space and point for gas cooker, integrated fridge/freezer and dishwasher. UPVC double glazed window looking towards the rear garden, false timber features to ceiling, extractor fan, tiled floor and multi paned glazed door to rear hall/ boot room.

BOOT ROOM

Tiled floor, coat hooks, shelving and traditional Sheila maid cloths airier. Extractor fan, double glazed door opening to side drive and door to WC.

WC

Low level WC with push button flush and wash hand basin. Radiator, uPVC double glazed window and tiling to floor.

LOUNGE

18' 1" x 11' 7" (5.51m x 3.53m)

UPVC double glazed windows to front and rear, with the front window offering an outlook towards the garden and beyond towards Booths and the business hub. Two radiators, mock timber features to ceiling, two alcove recesses to either side of the fireplace housing a wood burning stove with over mantel shelf and flagged hearth. Stairs to first floor and low door useful under stair store.

FIRST FLOOR LANDING

Access to a loft area, three bedrooms, bathroom, stairs to loft room and uPVC window.

BEDROOM

10' 4" x 9' 3" (3.15m x 2.82m)

Double room with uPVC double glazed window to front with leaded feature panes offering an outlook towards the A590 roundabout and Booth supermarket etc beyond. Built-in wardrobes to two walls and radiator.

BEDROOM

7' 11" x 11' 8" (2.41m x 3.56m)

Further pleasant double room to the front of the property with alcove bookcase, uPVC double glazed leaded pane window and radiator.

BEDROOM

10' 1" x 8' 4" (3.07m x 2.54m)

Wood grain laminate flooring, recessed alcove shelving and uPVC double glazed window to rear.

BATHROOM

5' 7" x 11' 1" (1.7m x 3.38m)

Fitted with a modern five-piece suite in white comprising of pedestal wash basin with mixer tap, over sink mirror and shelf and an electric shaver light, bath, bidet WC and shower cubicle. UPVC double glazed window to rear looking towards the rear garden, cupboard housing Baxi boiler for the heating and hot water systems with airing space to side, two ceiling lights and feature panelling.

SECOND FLOOR

Open to:

LOFT ROOM

16' 4" x 10' 9" (4.98m x 3.28m)

Woodgrain laminate flooring, Velux roof light and uPVC double window to the gable.

EXTERIOR

Brick set drive offering parking and turning space as well as access to the garage. There is a mature front garden area with central path through the well-stocked borders with a variety of shrubs and bushes and access to a lower area which was previously a veg and fruit garden. To the side is a flagged patio seating area with bin storage space and pleasant sunny aspects. The side drive offers parking and access to the garage and then to the rear a path to an open fronted log store and then a gate to the rear garden. A path leads up through the rear garden with an ornamental pond to the bottom section with borders to the side and an







arch to a lower patio. The patio is flagged and offers a pleasant, screened seating area surrounding by mature shrubs and bushes with stepped access double doors to a pleasant garden room offering a peaceful area to sit and enjoy the garden. There is recirculating water feature, point for rotary dryer and then the steps continue with handrail leading up to the upper garden, which again is very well stocked with a wide variety of shrubs and bushes. The upper patio area accesses a summer house with power, light and TV aerial with a further garden, greenhouse, water feature and tap to side.

GARAGE/WORKSHOP

25' 11" x 20' 3" (7.9m x 6.17m)

Electrically operated roller door, workbench, side door and to the rear is a WC area with remote light and stainless-steel sink unit. Space and plumbing for washing machine, electric light and power.

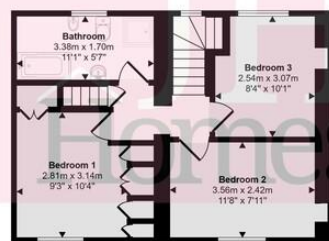


Approx Gross Internal Area
156 sq m / 1676 sq ft

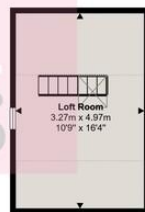


Ground Floor
Approx 51 sq m / 550 sq ft

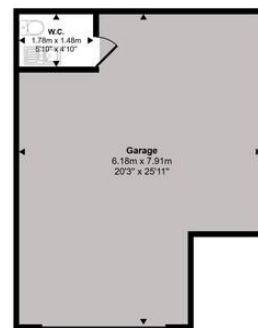
Denotes head height below 1.5m



First Floor
Approx 44 sq m / 473 sq ft



Second Floor
Approx 16 sq m / 175 sq ft



Garage
Approx 44 sq m / 478 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.

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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 down the cobbled Market Street and at the roundabout, turn left. Head along County Road and the A590 out of Ulverston, proceed through the traffic lights and when you pass the Shell Service Station at the roundabout turn left and the property can be found up the short lane on the right hand side. It can also be found by using the following "What Three Words" <https://w3w.co/playfully.eruptions.vocal>

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.