

#### DIRECTIONS

From the office of JH Homes, proceed down cobbled Market Street at the roundabout take the third turning onto The Ellers with the Ford Garage on your left-hand side. At the junction turn right and then first left onto Morecambe Road. Proceed along Morecambe Road passing under the railway bridge and as you get to the end of the road it bears to the left, continue passing the industrial park and onto Outcast, follow the road to the right and the cottage is the second of the terrace on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/freshen.sideburns.drums>

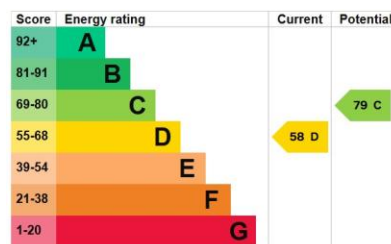
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



#### Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH  
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£220,000



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GARAGE &  
PARKING

Bridge Cottage, 10 Outcast,  
Ulverston, Cumbria, LA12 9ED

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Lovely, traditional mid terrace property situated in this pleasing location to the edge of Ulverston, offering convenient access to the town centre and its amenities. Positioned with pleasant open aspects to both the front and rear and offers accommodation suited to a range of buyers including the first-time purchaser. Comprising of entrance hall, connecting through lounge/dining room, kitchen with modern units, rear porch and ground floor bathroom with three bedrooms to the first floor. The property has a yard to the rear and accessed across a communal area is a detached garage. The property has a high standard of presentation and offers a comfortable home ready for early occupation and viewings are both invited and recommended to appreciate this comfortable home.



Accessed through a mahogany shaded PVC door with double glazed fan light and window to the door frame opening to:

**HALLWAY**

Radiator, coat rack and shelf and stairs to first floor. Door to lounge/diner.

**LOUNGE**

8' 10" x 9' 7" (2.69m x 2.92m)  
UPVC double glazed window to front with fitted blind, open archway connecting to the adjacent dining room, woodgrain effect laminate flooring and feature recessed gas living flame fire to wall. Traditional painted wall cupboards, radiator, wall light and ceiling light point.

**DINING AREA**

9' 5" x 11' 9" (2.87m x 3.58m)  
UPVC double glazed window to rear with fitted blinds looking into the yard, radiator, traditional alcove cupboard, woodgrain effect laminate flooring, wall light and ceiling light point. Doors to kitchen and useful under stairs storage which houses the fuse box and electric meter.

**KITCHEN**

9' 11" x 7' 4" (3.02m x 2.24m)  
Fitted with a modern range of base, wall and drawer units with woodblock effect works surface over incorporating stainless steel sink and drainer with mixer tap and modern metallic bar handles. Space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, space for dryer and recess for electric cooker with steel splash back and cooker hood over. Modern panelling to walls and ceiling, radiator, spotlight cluster point to ceiling and wood grain finish flooring.

**REAR HALL**

PVC double glazed door opens to yard, panelling to walls and door to bathroom.

**BATHROOM**

8' 11" x 6' 5" (2.72m x 1.96m)  
Fitted with a four-piece suite comprising of WC with push button flush, pedestal wash hand basin, panelled whirlpool bath and glazed shower cubicle with thermostatic shower. Tiling to walls, extractor fan, radiator, bathroom cabinet with mirror door and uPVC double glazed pattern glass window. Boiler cupboard housing Glow-worm gas boiler for the central heating and hot water systems.



**FIRST FLOOR LANDING**

Three quarter landing leading to a bedroom with the main landing have access to two further bedrooms and the loft.

**BEDROOM**

10' 2" x 7' 5" (3.1m x 2.26m)  
Single room with radiator and uPVC double glazed window to the rear offering a pleasant aspect towards the garage and over surrounding farmland.

**BEDROOM**

9' 8" x 12' 0" (2.95m x 3.66m)  
Double room situated to the front of the property with radiator and uPVC double glazed window to front with blind offering a pleasant aspect over the land opposite.

**BEDROOM**

11' 9" x 7' 4" (3.58m x 2.24m)  
Further double room situated to the rear with radiator and uPVC double glazed window offering a fabulous aspect over the surrounding countryside.

**EXTERIOR**

To the rear of the property is an enclosed yard with door to the rear service lane across from which is access to the garage.

**GARAGE**

Up and over door with personal door to side and electric light.

