



FREEHOLD

5 MONUMENT WAY, ULVERSTON, LA12 9SY

£350,000

FEATURES

- Lovely Detached Home
- Popular Residential Location
- Well Presented Throughout
- Lounge, Dining Room & Conservatory
- Modern Fitted Kitchen, Utility & WC
- Drive With Parking & Garage. Garden To Rear
- Three Good Bedrooms
- Main Bedroom With En-suite Shower
- Modern Shower Room, Gas CH System & UPVC DG
- No Upper Chain & Early Viewing Invited



A comfortable and well-presented detached family home, ideally located in this popular and convenient area within the sought-after market town of Ulverston. The property offers well-presented accommodation and benefits from a gas-fired central heating system and uPVC double glazing. The accommodation briefly comprises of an entrance hall, lounge, dining room, conservatory, fitted kitchen, utility room and ground-floor WC. To the first floor are three bedrooms, including a principal bedroom with en-suite, together with a modern shower room. Externally, the property occupies an attractive and well-maintained plot, with driveway parking, an integral garage and a landscaped rear garden. Offered to the market with vacant possession and no onward chain, this home is ideally suited to a wide range of buyers, including professional couples, families and those looking to downsize. Early viewing is recommended and can be arranged through the office of JH Homes.

This lovely home is accessed through the open shelter porch to a feature double glazed composite door with leaded and pattern glass panes. Opening into:

ENTRANCE HALL

An attractive entry point with woodgrain laminate flooring, light neutral decor, a feature paper wall and radiator. Door to:

LOUNGE

14' 6" x 10' 9" (4.42m x 3.28m)

Well presented with attractive decor and a central feature fireplace with mirror back and electric convector heater. Complete with a double glazed bay window to front with fitted blinds and radiator under. Situated to the rear, an open arch giving direct access to:

DINING ROOM

9' 9" x 9' 1" (2.97m x 2.77m)

Parquet style flooring, radiator, coving to the ceiling and a central ceiling light point. A door to the side gives access to the kitchen, plus a set of patio doors opening to:

CONSERVATORY

11' 2" x 8' 11" (3.4m x 2.72m)

An excellent additional reception room with a warm roof style lid for better year-round usage, uPVC double glazed windows and a set of PVC double glazed French doors opening to rear garden. Complete with woodgrain laminate flooring and a double power socket.

KITCHEN

9' 9" x 9' 0" (2.97m x 2.74m)

Fitted with a range of base, wall and drawer units with light patterned worktop over incorporating single sink with drainer, mixer tap and splash back tiling. There is an electric hob, built-in electric oven and microwave and slide out pantry unit, plus built-in fridge and freezer, both with matching decor panels. Radiator, slate shaded tiling to the floor, inset lights to the ceiling and a uPVC double glazed window with blind, offering a lovely aspect of the rear garden. A door gives access to the utility room with a further door to the useful under stairs store, complete with coat hooks and shelves which offers an excellent general storage area.

UTILITY ROOM

Continuation of the tiling from the kitchen, recess and plumbing for a washing machine, space for a dryer and an area of work surfacing. There is a wall cupboard to the side of the Glowworm boiler for the heating and hot water systems, uPVC double glazed window to rear, double-glazed door opening to the side and a further door to:

WC

Useful facility with a pushbutton toilet, corner pedestal wash hand basin and a tiled splash back. UPVC double window, radiator, attractive decor and tiling to the floor which matches the utility room.

FIRST FLOOR LANDING

From the entrance hall the staircase leads to the first floor with a fixed handrail. The landing gives access to the loft which has a drop-down ladder and partial boarding for storage. Doors give access to bedrooms, bathroom and the airing cupboard, which houses the Mega-flow pressurised hot water storage tank.

BEDROOM

13' 7" x 10' 11" (4.14m x 3.33m)

Lovely double room with a light attractive neutral decor and a uPVC double glazed window with blind offering a lovely aspect towards Hoad Hill and Monument. Complete with wardrobes comprising of two doubles with hanging rails and shelving. Door to:

ENSUITE

Well-appointed shower room with a three-piece suite in white comprising of a glazed shower cubicle with thermostatic shower, tiling to the cubicle walls, WC with push button flush and a pedestal wash hand basin. Half tiling to two walls, a tiled floor, extractor fan, radiator and a uPVC double glazed pattern glass window.

BEDROOM

10' 9" x 8' 4" (3.28m x 2.54m)

Built wardrobes with hanging rail shelving and drawers, radiator and door to a useful over stairs storage cupboard. Overall a pleasant double with uPVC double glazed window to the front with fitted blind, again offering a lovely aspect towards Hoad Hill and Monument.

BEDROOM

8' 5" x 8' 4" (2.57m x 2.54m)

Offering a generous single room with uPVC double glazed window to the rear looking down to rear garden. Complete with light neutral décor and a radiator.

SHOWER ROOM

Beautifully appointed with a glazed shower cubicle, slate shaded tiling to the walls and a feature shower. Pedestal wash hand basin with mixer tap, WC with push button flush, complementary tiling in a lighter shade and a woodgrain effect tiled floor. UPVC double glazed window with pattern glass pane, Xpelair extractor fan and ceiling light point.

EXTERIOR

To the front of the property, a driveway providing double width parking and access to the garage, front border garden area with lawn, mature trees, shrubs and bushes, plus gated access to the side passage leading to rear. Rear garden is well presented and has been landscaped with an attractive flagged lower patio area and a low retaining wall, with matching steps leading up to a summer house in the upper corner. Also benefits from a lawn area and attractive mature borders to the side, with variety of shrubs and bushes and a further storage area to the far side of the property. An excellent enclosed garden complementing this comfortable home.

GARAGE

17' 3" x 8' 3" (5.26m x 2.51m)

Single garage with up and over door and provides parking or general storage space. Also houses the electric circuit breaker control point.



Call us on
01229 445004

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GENERAL INFORMATION

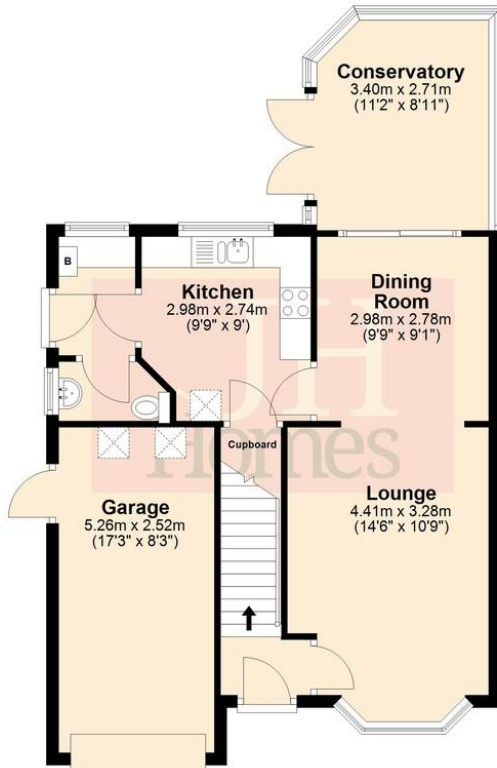
TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland and Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. After the next lights take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right hand turn into Monument Way.

The property can be found by using the following "What Three Words" <https://w3w.co/mixing.amused.diary>

Ground Floor
 Approx. 64.7 sq. metres (696.5 sq. feet)



First Floor
 Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 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.

