



FREEHOLD

33 LIME TREE ROAD, ULVERSTON, LA12 9EY

£249,995

FEATURES

- Excellent Semi-Detached Family Home
- Popular Location Close To Amenities
- Well-Presented Interior With Light, Neutral Décor
- Lounge, Dining Room & Fitted Kitchen
- Three Bedrooms Ideal For Family Living
- Modern Bathroom With Over-Bath Shower
- UPVC Double Glazing & Gas-Fired Central Heating
- Superb Garden Room With Bar
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Invited & Recommended



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  Off Road Parking



Excellent traditional semi-detached home situated in this popular residential location. Presented to an excellent standard throughout and benefiting from off-road parking, accommodation comprising of an entrance hall, lounge, dining room, fitted kitchen, and to the first floor three bedrooms and modern family bathroom. There is a landscaped exterior with rear patio and step access to an upper patio area with access to a superb garden room/bar with full fittings available by separate negotiation. The property offers accommodation suited to a range of buyers including the family purchaser, and has uPVC double glazing and a gas fire central heating system. Early viewing is both invited and recommended to appreciate this lovely home in this most convenient location, with good access to local shops, amenities and schools. Early viewing is invited through JH Homes.

This great family home is accessed through a modern composite front door with rectangular pattern glass panes. Opening into:

ENTRANCE HALL

Attractive and inviting entrance hall with a light neutral decor and light wood grain flooring in a Herring Bone design, which continues into the adjacent lounge and dining room. UPVC double glazed window to the side with blind, a radiator, meter cupboard and a modern wooden door to:

LOUNGE

14' 1" x 14' 4" (4.29m x 4.37m) max

Excellent room of generous proportions with light attractive decor including feature acoustic panels to the alcove, TV bracket to the chimney breast wall and a lovely central fireplace feature with wooden floating mantel shelf, tiled hearth and woodburning multi fuel stove; making a lovely feature to the room. Double radiator, uPVC double glazed window with white blind and an arch to the rear of the room opening into:

DINING ROOM

8' 5" x 17' 5" (2.57m x 5.31m)

Further well-proportioned room that has a breakfast bar to one end with a uPVC double glazed window to the side and further uPVC double glazed window to the rear looking into the patio, both with blinds. The room has a continuation of the light attractive decor, flooring and feature acoustic panelling to one wall. Complete with a double radiator and a door to the downstairs store providing a useful storage space with shelving and a uPVC double glazed window.

KITCHEN

10' 0" x 8' 6" (3.05m x 2.59m)

Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating single drainer sink unit with drainer, mixer tap and splash back tiling. The kitchen units comprise of cupboards and drawers, including illuminated and glazed display and wine racks, plus an electric hob with cooker hood above, low-level oven, recess and plumbing for a washing machine and space for a fridge freezer. White tiles to the floor and a uPVC double glazed door and window opening to the lower patio garden.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor with white painted handrail. The landing has a uPVC double glazed window with blind and a built-in boiler cupboard with a Baxi boiler for the heating and hot water systems. There is a radiator, feature acoustic panel to one wall, modern wooden doors to the bedrooms and bathroom, plus access to the loft.

LOFT

Drop-down ladder, roof light and is fully boarded, offering excellent storage or a study/office space.

BEDROOM

12' 11" x 10' 8" (3.94m x 3.25m)

Good double bedroom to the rear of the property with light attractive décor and uPVC double glazed window with fitted blind looking towards the rear garden and garden room. There is panelling to one wall, light neutral decor and a double radiator.

BEDROOM

13' 0" x 7' 0" (3.96m x 2.13m)

Modern decor with lower-level panelling in a contrasting shade, radiator and uPVC double glazed window to the front with a blind.

BEDROOM

9' 5" x 9' 10" (2.87m x 3m)

Generous single bedroom with further light attractive decor including white painted panelling to two walls, radiator and double-glazed window with blind.

BATHROOM

Stylish modern bathroom with a three-piece suite in white comprising of a WC, pedestal wash hand basin and panel bath with glazed shower screen, mixer tap and over bath shower in black, with flexi-track spray and fixed rain head. Full panelling to the walls and ceiling, black ladder style towel radiator, ceiling light point and a uPVC double glazed pattern window to the rear.

EXTERIOR

To the front of the property there is the excellent advantage of off-road parking and stepped access to the side, which leads to a flagged pathway to the front door and to the side of the property. To the rear there is a lower patio and shared steps with the neighbouring property to the upper terrace garden. This area is flagged with a retaining wall and offers a lovely seating area with access to the garden room.

GARDEN ROOM/BAR

20' 4" x 12' 1" (6.2m x 3.68m)

Substantial modern building that is stylishly finished with a bar to one end, electric light power points and a set of French doors to the patio. The slate bed pool table, bar, fittings and bar room contents are available by separate negotiation.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

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

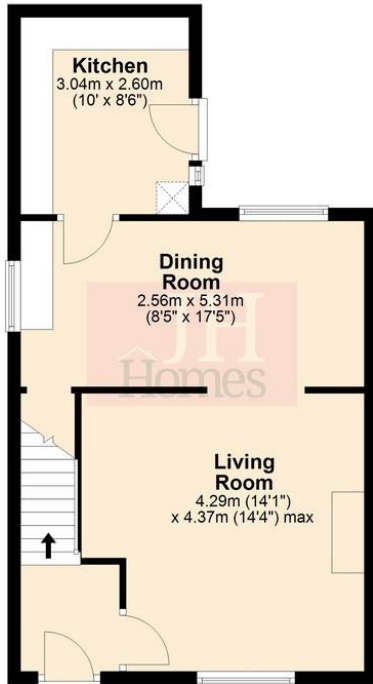
DIRECTIONS:

From our offices, proceed to the market cross and turn left onto Queen Street. Follow the road to the traffic lights turn left and at the next set of traffic lights take a right hand turn onto Victoria Road. Continue through Victoria Road into Park Road and turn right into Well Lane. Turning right into Rake Lane and take the first left into Lime Tree Road. The property can be found by using the following approximate "What Three Words" <https://w3w.co/crawled.ringside.dodges>

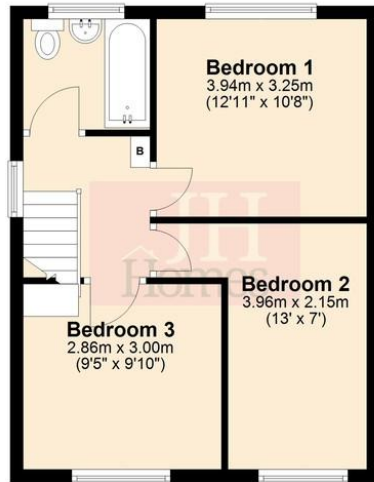
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

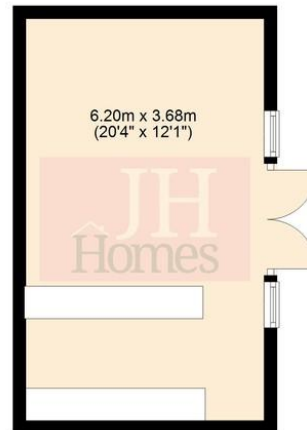
Ground Floor
 Approx. 45.1 sq. metres (485.1 sq. feet)



First Floor
 Approx. 39.6 sq. metres (426.3 sq. feet)



Outside Bar
 Approx. 22.8 sq. metres (245.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.0 sq. feet)

