

**2 BOARBANK ROAD, ULVERSTON, CUMBRIA, LA12 9PG**

**EXTERNAL**

The property is set on a generous corner plot with mature and attractive gardens to both the front, side and rear. The garden to the front and side is grassed with hedging to the perimeter as well as mature trees shrubs and bushes. A side pathway leads to the rear garden area which is enclosed with fencing and offers access to a flagged patio area with well stocked borders with a further mature tree and garden storage shed. A pedestrian gate opens to the driveway offering off road parking and access to a single garage. A lovely garden complimenting this well-presented property.

**GARAGE**

The garage and drive is accessed from Cartmel Drive. There is an up and over door and pitched roof.

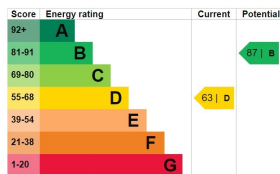
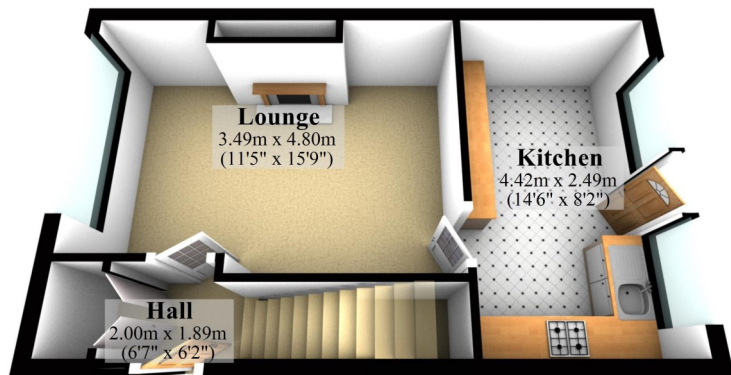
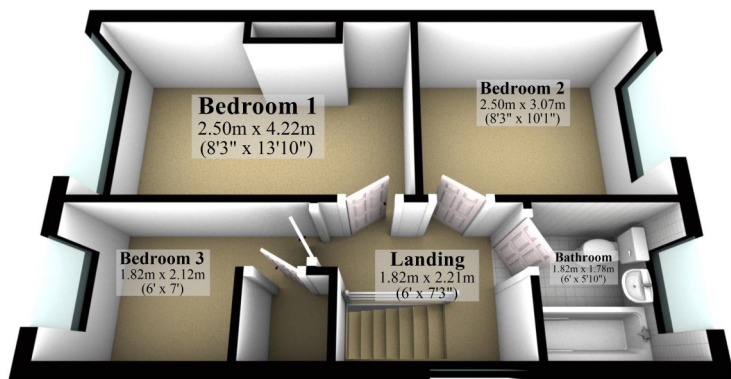
**TENURE:** Freehold

**COUNCIL TAX:** Band B

**LOCAL AUTHORITY:** South Lakeland district Council

**SERVICES:** Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



**Three Bedroom Semi-Detached House**  
**Popular Croftlands Estate**  
**FOR SALE £194,950**



**2 BOARBANK ROAD, ULVERSTON, CUMBRIA, LA12 9PG**

This exceptional three bedroom semi-detached home, presented to an excellent standard is situated in the heart of the popular and sought-after residential location of Croftlands within the popular market town of Ulverston. The property is presented to a high standard throughout, having recently been decorated with light and neutral colours, complemented with grey carpeting. The corner plot position offers gardens to both the front, side and rear as well as a driveway accessed to the side from Cartmel Drive with parking and access to the single garage. With gas central heating, uPVC double glazing and offered for sale with early/vacant possession having no upper chain. The property is suitable for a range of purchasers including the family purchaser. The accommodation in summary comprises of entrance hall, lounge, kitchen/diner with modern fitted units. To the first floor are three bedrooms and bathroom. A fantastic opportunity to purchase a stylish three bedroom semi-detached home which is recommended for internal viewing, subject to Covid 19 guidelines.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

**EPC Rating: D**



**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.



### **ACCOMMODATION**

Accessed via a uPVC double glazed door to the side of the house which has a patterned glazed window and a matching side pane opens into the entrance hall.

### **ENTRANCE HALL**

**6' 6" x 6' 2" (2.00m x 1.89m)**

Provides a staircase to the first floor, internal door opening through to the lounge. Within the hall is a central heating radiator, door to a boiler cupboard which houses the Worcester gas boiler for the central heating and hot water system as well as housing the gas and electric meters.

### **LOUNGE**

**11' 5" x 15' 8" (3.49m x 4.80m)**

The room is naturally light with attractive decor in a light neutral shade with grey tones to the chimney breast, complimented by grey carpet. The room centre's around a wood-stained fire surround, conglomerate inset and hearth while housing a living flame gas fire. There is a double central heating radiator, power points, overhead light and a uPVC double glazed window to the front elevation with fitting vertical blind. Internal door offering access to the adjacent kitchen/diner.



### **KITCHEN/DINER**

**14' 6" x 8' 2" (4.42m x 2.49m)**

Having dual uPVC double glazed windows with fitted vertical blinds and central door opening to the rear elevation offering an outlook beyond the neighbouring properties towards Morecambe Bay in the distance. The kitchen is attractively fitted with a modern range of high gloss cream shaded decor panels with metallic bar handles offset with a modern wood grain effect work surface complimented by grey tiling to splash backs. Integrated appliances include a gas hob with cooker hood above with fan and light, low-level electric oven, sink unit with side drainer and mixer tap over, integrated appliances include a Beko washing machine, fridge and freezer all with matching decor panels. The dining area has space for a small dining table, a modern wood grain effective vinyl flooring, central heating radiator, overhead light track and power points.



From the entrance hall, the staircase proceeds to the first floor landing.

### **FIRST FLOOR LANDING**

**5' 11" x 7' 3" (1.82m x 2.21m)**

uPVC double glazed window with fitted blind to the side elevation, offering a degree of natural light. The landing has access to the loft via a drop-down ladder.



### **BEDROOM ONE**

**8' 2" x 13' 10" (2.50m x 4.22m)**

This pleasant bedroom with a light décor theme with grey carpeting provides a central heating radiator, power points and overhead light. There is a uPVC double glazed window with fitted vertical bar with central heating sat beneath.



### **BEDROOM TWO**

**8' 2" x 10' 0" (2.50m x 3.07m)**

With a uPVC double glazed window to the rear elevation which offers a lovely aspect over the neighbouring properties towards Morecambe Bay in the distance. A further pleasant bedroom with light bright décor, central heating radiator, ample power points and overhead light.



### **BEDROOM THREE**

**5' 11" x 6' 11" (1.82m x 2.12m)**

This single bedroom again with light décor provides a central heating radiator, two double power points and overhead light. There is a useful over the stairs cupboard. A uPVC double glazed window faces the front elevation with fitted blind.

### **BATHROOM**

**5' 11" x 5' 10" (1.82m x 1.78m)**

Fitted with a modern three piece suite in white comprising bath with side glazed screen, over the bath thermostatic shower with fixed rain head shower and flexi track spray. There is a pedestal wash hand basin with mixer tap, low flush WC with push button system. Finished with full tiling to the walls in a light grey tones, white panelling to the ceiling, chrome ladder style radiator. An attractive modern family bathroom providing a uPVC double glazed window to the rear elevation.

