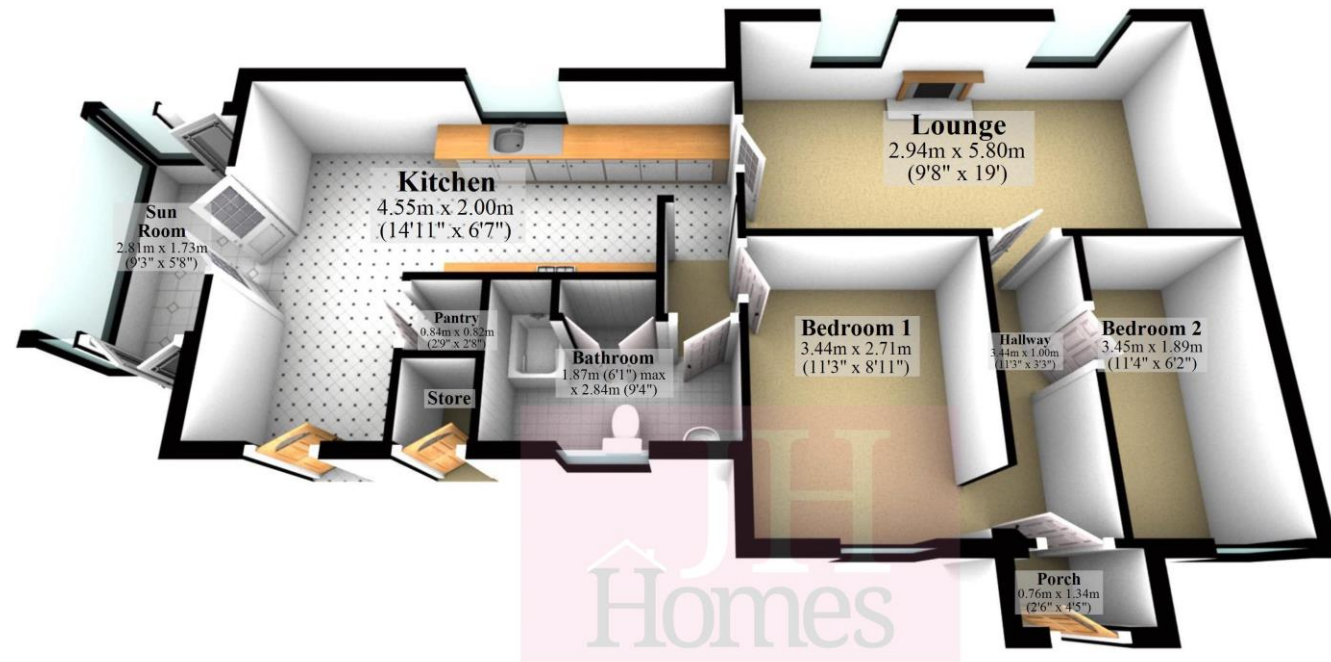


JH  
Homes

£265,000



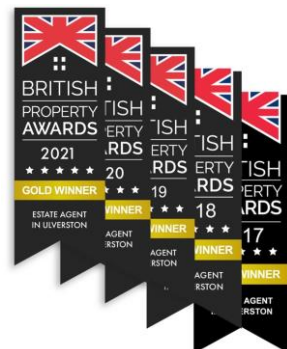
1

2

1

PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67   D
39-54	E		
21-38	F	32   F	
1-20	G		



**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  
Homes

Vale View, Scales,  
Ulverston, LA12 0PB  
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Vale View is a very comfortable two bedroom barn conversion providing single storey accommodation to suit a variety of purchasers in a popular village location. The barn has been designed and decorated with great care and attention to detail, creating a stylish home with clean lines and modern styling, whilst benefits from LPG gas heating and double glazing. The spacious kitchen/dining area and reception room are a highlight of the home along with a recently installed modern bathroom, two bedrooms, gardens and drive. Viewing advised to appreciate this lovely home. Offered for sale with the benefit of no upper chain. Scales is a lovely rural village that is proving to be ever popular and is also expanding. Ulverston is a short drive away providing shops, banks and Post Office, primary schools, secondary school and also a sixth form.



#### DIRECTIONS

Travelling from our office in Ulverston, proceed to the traffic lights on Queen Street where this joins County Road. Go straight across into Princes Street. Keeping to this road, continue out of Ulverston and over Birkrigg. As you drop down into Scales, you will pass the children's play park. Turn right at the junction and the property is situated on the left hand side.

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: South Lakeland district Council

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





Approached via wooden gates to an enclosed courtyard with featured stone wall, shingle chippings for low maintenance aspect.

#### **ENTRANCE PORCH**

Further door into the entrance hallway.

#### **ENTRANCE HALL**

11' 3" x 3' 3" (3.43m x 0.99m)

Pleasantly decorated with coved ceiling, overhead light, access to the loft, bedroom and lounge from the central hall.

#### **LOUNGE**

19' 0" x 15' 3" (5.80m x 4.67m)

Spacious living room with Farrow and Ball paint to the walls, painted exposed beams, exposed brickwork above alcove, feature fire surround housing electric fire creating a focal point within the room. Dual windows with outlook towards the rear garden, two radiators, overhead light and power points. Access via a bifold door to the kitchen.

#### **'L' SHAPED KITCHEN/DINER**

19' 10" x 15' 3" (6.07m x 4.67m)

Fitted with an extensive range of base, wall and drawer units with work surface over providing ample storage space, inset single drainer sink unit with mixer tap over. Integral appliances include four ring gas hob, built under electric oven, extractor hood, finished with splash back tiling, recess spaces for washing machine and dishwasher, walk in pantry, coved ceiling, window facing the rear elevation. The dining area has plenty of space for a table and seating, perfect for any occasion, with double doors which open into the sun room.

#### **SUN LOUNGE**

5' 11" x 10' 5" (1.82m x 3.20m)

Adjacent to the kitchen/diner providing exposed stone walling, dual aspect doors and ample windows with vertical blinds.

#### **BEDROOM**

11' 4" x 8' 6" (3.46m x 2.60m)

Master double bedroom with double glazed window facing the front elevation. Providing ample fitted wardrobes, overhead storage, central light, radiator, power points and tv point.

#### **BEDROOM**

6' 5" x 38' 0" (1.97m x 11.6m)

Set up as a single bedroom or home office dependant on purchasers requirement. Neutrally decorated while providing overhead light, power points, radiator and double glazed window to the front elevation.

#### **BATHROOM**

6' 1" x 9' 4" (1.85m x 2.84m) widest point

Stylish, modern three piece suite to include a 'L' shaped bath with side screen, central taps, double headed shower over, pedestal wash hand basin and WC. Inset lighting and wall mounted heated towel rail along with opaque window to the front elevation.

#### **EXTERIOR**

Enclosed rear garden with lawn great for entertaining, be it alfresco dining or a barbecue, and also beyond the garden is off road parking. Storage shed included in the sale. Side pedestrian gate.

