



DIRECTIONS

On entering the village from the Ulverston direction, after the pedestrian crossing turn immediately right towards the village green. Keep the Green on your Left and just after the green as the road leads towards the primary school, after short distance the Old Chapel situated on the left with access through Sunnyside. Additional parking on the roadside.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: C

LOCAL AUTHORITY: Barrow Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.



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.

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PARKING

**2 The Old Chapel, Lindal,
Ulverston, LA12 0LY**

For more information call **01229 314049**

2 New Market Street
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Individual mid-terraced property converted as part of the original Methodist chapel of Lindal in Furnace. Offering accommodation over several floors with a pleasant patio seating area to the rear overlooking the recreation field and playground. The property would make a perfect permanent or second home or even rental investment with gas central heating system, uPVC double glazing, and is being offered for sale with early and vacant possession and no upper chain. The location is at the edge of the popular village of Lindal, with a walking distance to the primary school, and offers easy access via the A590 to both Ulverston and Dalton and Barrow.



Accessed through a uPVC double glazed feature door and matching side window into:

VESTIBULE

Cupboards housing the water meter and electricity circuit breaker point.

LOUNGE

15' 3" x 11' 3" (4.65m x 3.43m)
Stylish room with laminate wood grain effect floor, inset LED lights to ceiling and radiator. Modern wooden internal door to useful under stairs storage cupboard and feature staircase with oak handrail and newel post leading to the kitchen.

KITCHEN

7' 8" x 11' 3" (2.34m x 3.43m)
Fitted with a modern range of base, wall and drawer units with metallic pull handles and wood block effect work surface. Inset single drainer sink unit with mixer tap, built-in electric hob, low-level oven and cooker hood above, built-in fridge freezer and washing machine. Engineered style wooden flooring and PVC double glazed French doors opening to the rear terrace which overlooks the children's playground and recreational field. Breakfast bar, radiator under and inset lights to ceiling.

FIRST FLOOR LANDING

Door on landing to a useful storage cupboard.

BEDROOM

12' 5" x 11' 3" (3.78m x 3.43m)
UPVC double glazed pattern glass window. Generous double room with light wood grain effect laminate flooring, inset lights to ceiling and radiator.

BATHROOM

7' 8" x 11' 3" (2.34m x 3.43m)
Fitted with a three-piece suite in white comprising of bath with glazed shower screen and over bath thermostatic shower, WC and wash basin with mixer tap and drawers under. Modern tile effect panelling around the shower area and walls, wood grain effect laminate flooring, modern panelling to ceiling with inset LED lights and tall chrome ladder style towel radiator. Door opens to the boiler cupboard housing the Worcester gas boiler for the heating and hot water systems and uPVC double glazed window to the rear offering a lovely aspect.



SECOND FLOOR LANDING

BEDROOM

12' 5" x 11' 3" (3.78m x 3.43m)
Further generous double room with light wood grain effect laminate flooring, uPVC double glazed window, radiator and inset lights to ceiling.

BEDROOM

7' 8" x 11' 3" (2.34m x 3.43m)
Smaller double or large single room with a double-glazed roof light. Power sockets, two wall light points, painted beam, wood grain effect laminate style flooring and radiator.

THIRD FLOOR LANDING

BEDROOM

15' 0" x 11' 3" (4.57m x 3.43m) widest points
Large double glazed rooflight, wood grain flooring, radiator, wall light points and ample power sockets. Raised platform offering storage that could also be utilised as a bed area to make a spacious children's room if required.

EXTERIOR

We are advised that the property has driveway parking with an open gravel area in front of the porch, garden to side and to the rear accessed from the kitchen is a pleasant flag terrace with lovely sunny aspects over the recreation field.

