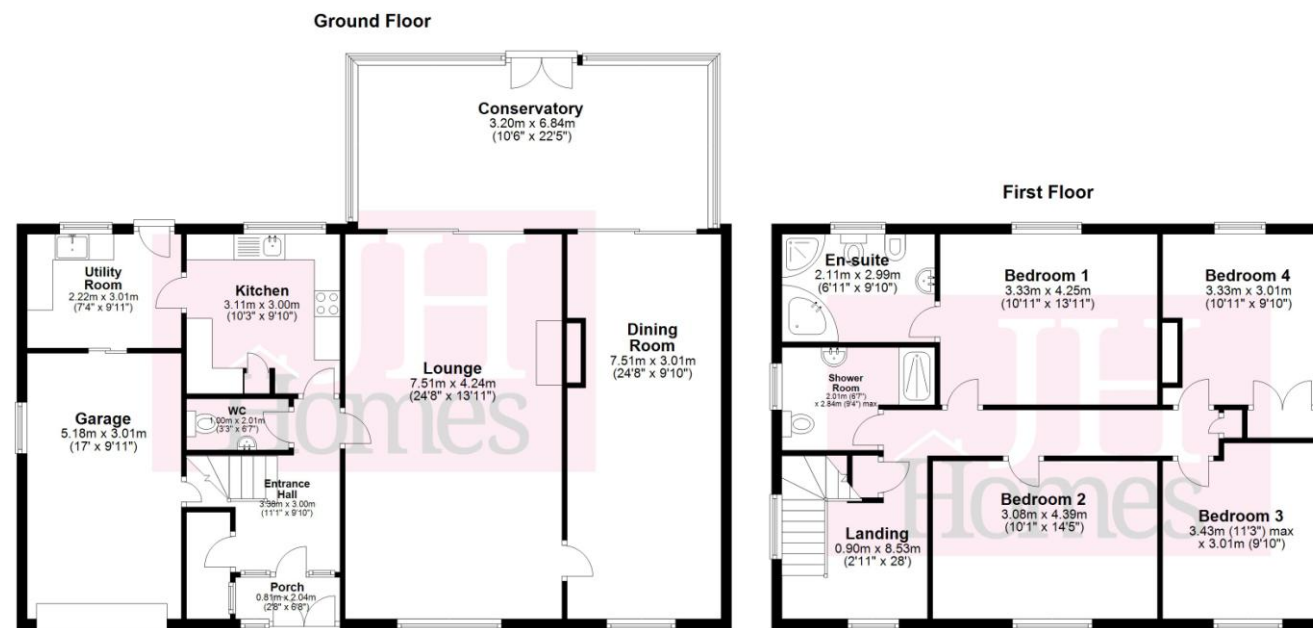


JH  
Homes

£500,000



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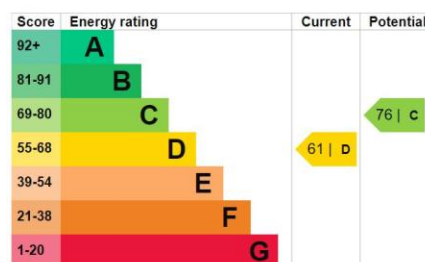
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GARAGE &  
PARKING



JH  
Homes

#### 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.

39 Woodland Road, Ulverston,  
Cumbria, LA12 0DX

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Rare opportunity to purchase an excellent traditional & extended detached family home situated in this popular and sought after location of Kilner Park. Offered for sale for the first time in many years, with early and vacant possession and no upper chain. This spacious home has gas central heating system, uPVC double glazing and offers a superb opportunity for personalisation and modernisation. Comprising of entrance hall, cloakroom/WC, spacious living room, dining room, large conservatory, fitted kitchen, utility, and to the first floor four bedrooms, family shower room and main with en-suite. Double width driveway parking, attached garage and an excellent garden to the rear which is level and offers privacy and sunny aspects. Early viewing is both invited and highly recommended to appreciate the super potential this property offers.



DIRECTIONS

From the office of JH homes proceed up the cobbled market street and at the market cross turn left onto Queen Street. At the traffic lights continue straight across onto Princess Street passing the Mercedes garage and Railway station entrance. Take the next turning on the right onto The Drive, continuing down The Drive take the second turning on the right into Woodland Road proceed towards the end of Woodland Road and number 39 is situated in the second to last property on the left hand side.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: G

LOCAL AUTHORITY: South Lakeland District Council

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









Accessed through a set of uPVC double glazed French doors with leaded panes and matching side window into:

**ENTRANCE PORCH**

Traditional style door with patterned glass panes opening into:

**ENTRANCE HALL**

Staircase to first floor with wooden handrail newel post and spindles. Door to useful under stairs cloaks cupboard with radiator and hanging rail, and further door to WC. Radiator, wood flooring and doors to sitting room and kitchen.

**WC**

Two piece suite comprising of wash hand basin and WC with push button flush. High level single glazed window and chrome ladder style towel radiator.

**LOUNGE**

24' 8" x 13' 11" (7.52m x 4.24m)  
Patio doors connecting to the conservatory and uPVC double glazed window to the front elevation with connecting door to the dining room/second reception room. Central feature fireplace with decorative moulded fire surround, marble inset, hearth and living coal flame fire. Three radiators, two light points, coving and solid oak wood flooring.

**DINING ROOM**

24' 8" x 9' 10" (7.52m x 3m)  
UPVC double glazed window to the front and sliding patio doors to the conservatory. Wood block flooring, three radiators and coving to ceiling.

**CONSERVATORY**

10' 6" x 22' 5" (3.2m x 6.83m)  
UPVC double glazed frame construction set onto a low brick wall with polycarbonate style roofing. Set of French doors opening to the rear garden.



**KITCHEN**

10' 3" x 9' 10" (3.12m x 3m)  
Fitted with the range of base, wall and drawer units with wood block effect work surfacing and tiling to the splash backs. Inset stainless-steel sink unit with mixer tap and electric hob with stainless steel splash back and cook hood over. Low-level oven, slide out pantry drawers, recess and plumbing for dishwasher and wood grain effect vinyl flooring. Connecting multi pane glazed door leads to:

**UTILITY ROOM**

7' 4" x 9' 11" (2.24m x 3.02m)  
UPVC double glazed door and window to the rear. Fitted base and wall cupboards with work surfacing and circular sink unit and mixer tap. Recess and plumbing for washing machine and dryer and space for American style fridge freezer. Tiling to floor and wall mounted 'Ideal' gas boiler for the central heating and hot water systems. Sliding door connects to the garage.

**FIRST FLOOR LANDING**

Window to the half landing. Further double-glazed window, built-in storage cupboard with shelving and further additional cupboard with double doors.

**BEDROOM**

10' 11" x 13' 11" (3.33m x 4.24m)  
Double room, radiator, electric light and power. Connecting door to an en-suite bathroom, access to loft and uPVC double glazed picture window to the rear elevation offering a lovely aspect to the garden at the rear and farmland beyond.

**ENSUITE**

6' 11" x 9' 10" (2.11m x 3m)  
Fitted with a five-piece suite in white comprising of wash hand basin with mixer tap and storage cupboards and drawers under, bidet, WC, shower cubicle and corner bath. Tiled splashbacks, panelling to ceiling with inset lights, chrome ladder style towel radiator and wood grain effect vinyl flooring in the shade of blue. Wood framed double glazed window with patterned glass pane.

**BEDROOM**

10' 1" x 14' 5" (3.07m x 4.39m) Generous double room with uPVC double glazed window to the front elevation and fitted blind. Coving to ceiling, light and radiator.

**BEDROOM**

10' 11" x 9' 10" (3.33m x 3m)  
Double-glazed picture window to the rear looking to the garden and farmland beyond. Further double room with radiator, recess alcove shelving and built-in storage cupboard.

**BEDROOM**

11' 3" x 9' 10" (3.43m x 3m) widest points  
UPVC double glazed window to the front. Further double room or larger single with radiator, light and recessed shelving.

**SHOWER ROOM**

6' 7" x 5' 4" (2.01m x 1.63m)  
Fitted with a three-piece suite comprising of wash hand basin, mixer tap with inset vanity unit with cupboards and drawers under. WC with push button flush and large shower cubicle with glazed sliding screen, panelling to cubicle and electric shower. Chrome ladder style towel radiator, tiling to approximately half the walls with border and wooden dado rail above. UPVC double glazed window with patterned glass pane to the side.

**EXTERIOR**

To the front is a block set driveway offering off-road parking and pathway leading to the front. Front garden is to lawn with borders with shrubs and bushes to the perimeter and access to either side of the house leading to the rear garden.  
The rear garden is an excellent feature of this super home and is level with greenhouse, patio, mature shrubs and bushes and archway to the end of the garden giving access to a further wildlife wilderness area. Lovely sunny aspects and offers a good degree of privacy and is perfect for the young family.

**GARAGE**

17' 0" x 9' 11" (5.18m x 3.02m)  
Up and over door, double-glazed window to the side and wall mounted gas and electric meters.