

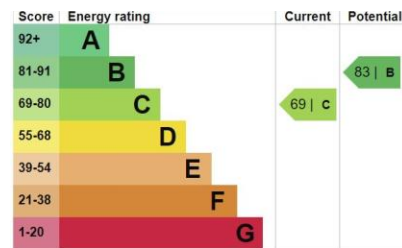


**DIRECTIONS**

From our office proceed to the A590, going straight across at the traffic lights into Princes Street. Continue along as you pass UVHS and where you see Croftlands Primary School on the corner of Oakwood Drive turn Left. Follow the road down and take a left hand turn into Rowan Avenue. Continue along and on your right hand side towards the bottom of Rowan is Underwood Road. The house is then shortly on your left-hand side.

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX BAND: B  
 LOCAL AUTHORITY: South Lakeland District Council  
 SERVICES: All mains services including, gas, electric, water and drainage.  
 PLEASE NOTE: The property has a flying freehold with the first floor having a larger floor area. The property is also subject to a Cumbria wide local occupancy clause – Contact the office for more information.



**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.



**£230,000**



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PARKING

**18 Underwood Road, Ulverston,  
 Cumbria, LA12 9JF**

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a sought after location, convenient to local amenities, including primary and secondary schools, this spacious three bedroom mews property sits back from the road providing off road parking frontage. Having recently undergone home improvements with a welcoming prospect ensures you a property to be proud to own on the outskirts of the town but handy to amenities. Comprising of entrance vestibule, lounge, kitchen/diner and three bedrooms, bathroom with separate WC to the first floor. Off road parking to the front and to the rear is an enclosed garden with raised decking and lawn. Suited to local first time buyers or those downsizing as the property is subject to a Local Occupancy Clause.



Approached via a tarmac drive with chippings to the side for low maintenance. Two steps leading to the composite front door opening into:

#### ENTRANCE VESTIBULE

Central to the house with stairs ascending to the first floor and internal doors opening into the lounge and kitchen diner.

#### LOUNGE

17' 3" x 11' 1" (5.26m x 3.38m)

Running the full depth of the property with dual aspect having a uPVC window facing the front elevation with fitted blind and uPVC sliding patio door to the rear decked area. Feature, focal fireplace and hearth which housing living flame coal effect gas fire. Coving to ceiling, ornate ceiling rose, overhead light, vertical radiator and power points.

#### KITCHEN/DINER

17' 3" x 11' 1" (5.26m x 3.38m)

Lovely stylish kitchen with a range of base, wall and drawer units with laminate style working surface over. Contained within the work space is a four ring gas hob, beko oven with grill over and sink with mixer tap. Integrated appliances include dishwasher, fridge freezer, recess space and plumbing connection for washing machine. UPVC double glazed window to the rear elevation, laminate flooring, wall mounted vertical radiator, overhead lights and power points. PVC door opens to the rear elevation.

#### FIRST FLOOR LANDING

Access to all bedrooms and bathroom. Vaillant boiler to landing and uPVC double glazed window facing the rear elevation taking advantage over the rooftops towards the countryside and Morecambe Bay in the distance.

#### BEDROOM

12' 8" x 11' 3" (3.86m x 3.43m)

Double room situated to the front of the property with uPVC double glazed window with fitted blind. Radiator, overhead light and power point.



#### BEDROOM

14' 5" x 8' 4" (4.39m x 2.54m)

Further double room with uPVC double glazed window facing the front elevation with fitted blind, radiator, overhead light and power points.

#### BEDROOM

8' 6" x 6' 10" (2.59m x 2.08m)

Currently set up as a home office with uPVC double glazed window facing the rear elevation with radiator set beneath. Overhead light and power points.

#### BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

Comprising of three-piece suite to include panelled corner bath with telephone style mixer taps over, shower enclosure with fixed shower within and pedestal wash hand basin. Wall tiling and uPVC double glazed window.

#### SEPARATE WC

Two piece suite comprising of corner wash hand basin with storage beneath and WC. UPVC double glazed window to the rear elevation.

#### EXTERIOR

Off road parking to the front, small gate with shared passageway providing access to the rear garden. Attached outbuildings to the rear. Fully enclosed rear garden with lawn, decking which is ideal for those summer nights for al fresco dining and flagged patio seating area.

