

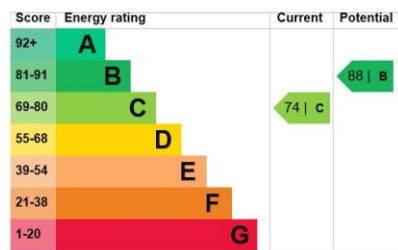


**DIRECTIONS**

From the office of JH homes turn left up the cobbled Market Street at the market cross turn left onto Queen Street and head to the traffic lights at the traffic lights turn left filtering into the Right Hand Lane and at the traffic lights turning right into Victoria Road continue along Victoria Road and under the railway bridge continue to the end and turn right onto Priory Road, number 13 is situated in the second cluster on the left-hand side.

**GENERAL INFORMATION**

**INFORMATION TENURE:** Freehold  
**COUNCIL TAX BANDING:** C  
**LOCAL AUTHORITY:** South Lakeland District 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.



**JH  
Homes**

**£185,000**



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**PARKING**

**13 Priory Court, Dragley Beck,  
Ulverston, LA12 0EY**

For more information call **01229 314049**

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This is an excellent three-story modern Mews house situated in this popular location on Well Lane the "coast road" and positioned within level walking distance to Ulverston town centre and other local amenities including sports facilities and Co-op Supermarket. Offering most comfortable and well-presented accommodation which is versatile and suited to a range of buyers. Gas fired central heating system, uPVC double glazing and pleasant rear courtyard patio garden with driveway parking for one vehicle in front of the integral single garage. Comprising of entrance hall, WC, sitting room/study occasional bedroom, garage with utility area, staircase to first floor, open plan living/dining room, kitchen, two double bedrooms both with built-in wardrobes and bathroom. Excellent opportunity in this pleasant and convenient position with early inspection invited.



Accessed from the front forecourt through a solid wood door opening into:

#### ENTRANCE HALL

Terracotta shaded tiled floor with uPVC double glazed window and staircase returning to the first floor. Multi pane glazed door to the ground floor sitting room and further doors open to the ground floor WC and garage.

#### WC

Low level WC and wall mounted wash hand basin.

#### SITTING ROOM/HOME OFFICE

9' 9" x 8' 8" (2.97m x 2.64m)

Versatile room with wood grain effect laminate flooring, open recessed storage area and door to useful under stairs store. Double radiator, power sockets and ceiling light point. Offering potential for several uses including a sitting room, home office, or even occasional bedroom. Set of uPVC double glazed French doors opening to the rear courtyard style patio garden.

#### STAIRS TO FIRST FLOOR

Opening directly into:

#### LOUNGE AREA

15' 9" x 10' 7" (4.8m x 3.23m)

Three uPVC double glazed windows to the front offering a pleasant aspect towards Sir John Barrows Cottage and neighbouring properties and an aspect up Rake Lane. Parquet effect flooring, three double radiators, TV point and ceiling light point. Staircase to second floor and open into:

#### DINING AREA

7' 0" x 9' 8" (2.13m x 2.95m)

Two further matching windows to the rear making a spacious, light and airy room. Radiator, central ceiling light and open doorway into:

#### KITCHEN

8' 10" x 6' 7" (2.69m x 2.01m)

Fitted with a range of base, wall and drawer units with granite effect work surface and upstand over. Built-in gas hob with stainless steel splashback and cooker hood over, low-level electric oven, stainless steel one and a half sink and drawer with mixer tap. Recess and plumbing for washing machine and fridge. Vinyl effect tiled floor, spotlight track to the ceiling and wall cupboard concealing the "Maine elite" gas combi boiler for the central heating and hot water systems. Interspersed brick glass feature windows lights and two uPVC double glazed windows to the rear.

#### SECOND FLOOR LANDING

Access to loft and internal door to bedrooms and bathroom.



#### BEDROOM

13' 10" x 8' 7" (4.22m x 2.62m)

Two uPVC double glazed windows to the front with fitted blinds again offering a pleasant aspect. Good double room with sliding door built in wardrobes to one wall and further door offering access to an over stairs storage cupboard. Radiator, ceiling light point and power sockets.

#### BEDROOM

9' 11" x 8' 8" (3.02m x 2.64m)

Two uPVC double glazed windows to the rear. Further double room with built-in wardrobe to one wall offering excellent storage space. Radiator, power sockets and ceiling light point.

#### BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m)

Fitted with a three-piece suite comprising of modern wash hand basin with waterfall tap set onto washstand with storage under, WC with push button cistern and panelled bath with glazed shower screen and over bath thermostatic shower and tiling to the walls. Radiator, inset lights to ceiling and tiled effect flooring. Feature uPVC patterned glass window to the rear.

#### EXTERIOR

To the front of the property there is a retaining wall with railings and a metal gate to the pathway leading to the front door. There is a canopy porch giving shelter and the front door. The forecourt has border areas which are planted. To the rear there is a pleasant and enclosed rear courtyard style patio garden which is flagged offering a pleasant seating area. Brick-built BBQ area and metal gates to the driveway which offers parking for one vehicle in front of the integral garage.

#### GARAGE

17' 8" x 8' 11" (5.38m x 2.72m)

Up and over door and uPVC double glazed window to the front elevation. Utility area with recess and plumbing for washing machine and ceramic sink with hot and cold-water taps and useful surface area. Electric meter, fuse box and gas meter to the corner of the garage. Power and light.

