

Floorplan To Follow



£130,000



DIRECTIONS

Entering Lindal from Ulverston, Proceed past Bank Terrace on the right, and before you reach the pedestrian crossing number 27 is situated on the right before reaching Railway Terrace on the Left.

The property can be found by using the following "What Three Words" <https://what3words.com/portfolio.gathering.shiver>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: A

LOCAL AUTHORITY: Barrow Borough Council

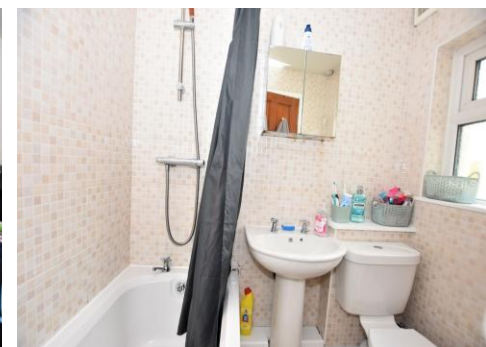
SERVICES: All mains services including, gas, electric, water and drainage.

EPC To Follow



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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Traditional mid terrace cottage situated in prominent main road location in the popular village of Lindal-in-Furness. Well presented by the current owners and offers a comfortable two bedroom home that will be appreciated upon internal inspection. Comprising of lounge with wood-burning stove, dining kitchen, ground floor bathroom and two double bedrooms to the first floor. Externally there is a pleasant rear yard which is flagged with a sunny aspect, the property has a gas fired central heating system and uPVC double glazing. Perfect for a range of buyers including the first-time purchaser Early viewing invited and recommended.



LOUNGE

Lovely central, feature fireplace with slate lintel, tiled hearth and multi fuel stove, deep alcove recess to side with space to store logs and general shelving. Staircase to the first floor with understairs store. Grey wood grain effect laminate flooring and door to dining kitchen.

KITCHEN/DINER

Fitted with a range of modern base, wall and drawer units with modern metallic bar handles and grey patterned work surface with ample space for a dining table. Inset stainless steel sink unit with mixer tap, deep tiled sill and uPVC double glazed window looking to the rear yard. Tiled splashbacks, electric hob with extractor hood over and wall mounted Worcester boiler for the central heating and hot water system. Door to rear porch.

REAR PORCH

Radiator and PVC door with double glazed inserts to yard and door to bathroom.

BATHROOM

Fitted with a three-piece suite in white comprising of bath with shower over and fitted shower rail, pedestal wash hand basin with mirror fronted bathroom cabinet above and WC with push button flush. Extractor fan, chrome towel radiator and uPVC double glazed window.

FIRST FLOOR LANDING

Access to both bedrooms.



BEDROOM

Double room with radiator, electric light and power. UPVC double glazed window to the front elevation and door to storage cupboard with hanging rail and shelving.

BEDROOM

Good sized further double room situated to the rear of the property with radiator, electric light and power. UPVC double glazed window offering a lovely aspect beyond neighbouring gardens towards open farmland.

EXTERIOR

Pleasant enclosed yard to the rear which is flagged and offers a pleasant seating space with access to the rear service lane.

