



Ground Floor

JH
Homes

£345,000



1



3



1



GARAGE & PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

**9 Orchard Road, Bardsea,
Ulverston, LA12 9QN**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Nestled in a quiet-cul-de-sac location, this well-presented three bedroom detached true bungalow offers well-proportioned accommodation throughout as well as having a driveway and garage. Comprising of entrance porch, hallway with access to three bedrooms, one with en-suite facility, L shaped lounge/diner, kitchen and bathroom. Completing this property is a low maintenance exterior with stepped access to the side. Offered for sale with the benefit of no upper chain and a part exchange will be considered.



DIRECTIONS

From our office proceed along the coastal route on the A5087 for approximately a couple of miles. Turn right signposted for Ulverston Golf club and Bardsea Village, continue through village then take a right onto White Gill Lane then take a left turn onto Orchard Road. The property is situated in the left hand side towards the bottom of the cul-de-sac.

The property can be found by using the following "What Three Words"
<https://what3words.com/childcare.cool.diplomats>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains drainage, gas and electricity are all connected.

PLEASE NOTE: A buyer would need to carry out their own due diligence on any gas, water and electric connections to the property as the property is sold as seen.





Approached via a block paved driveway with stepped access to the PVC front door.

PORCH

10' 6" x 6' 7" (3.2m x 2.01m)

Further door opening into the hallway and courtesy door into garage.

LOUNGE/DINER

10' 6" x 23' 11" (3.2m x 7.29m) widest points

Lounge Area

UPVC double glazed window to the front elevation, coving to ceiling, two overhead lights, tv point and power points.

Dining Area

Frosted borrowed light window, radiator and overhead light.

KITCHEN

10' 6" x 12' 6" (3.2m x 3.81m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and half bowl sink unit with side drainer sat beneath the double glazed window. Door to the rear, recess space for cooker, plumbing connection for dishwasher, overhead light and power points.

BEDROOM

13' 5" x 11' 6" (4.09m x 3.51m)

Double room with fitted wardrobe, overhead storage, dressing table, uPVC double glazed window with fitted blind and access to ensuite.

ENSUITE SHOWER ROOM

9' 6" x 8' 6" (2.9m x 2.59m)

Four piece suite comprising of corner shower enclosure, WC, bidet and pedestal hand basin. Overhead light and splash back tiling.

BEDROOM

13' 5" x 9' 10" (4.09m x 3m)

Fitted with a range of wardrobes with side cabinets, over bed storage, light and radiator.

BEDROOM

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

Further fitted storage, radiator and double glazed window.

BATHROOM

Three piece suite comprising of pedestal wash hand basin, WC and double shower tray. Part wall tiling, radiator and overhead light.

EXTERIOR

Block paved parking with access to garage and front of the property as you pass the front garden. To the side of the property is pedestrian access to the rear elevation. The rear is currently laid for easily maintenance perfect space for enjoying without having to be too green fingered.

GARAGE

16' 9" x 8' 9" (5.11m x 2.67m)

PVC door and window with opaque glazed inserts, side courtesy door, overhead light and power supply. Useful utility area with plumbing for the washing machine and storage units.

