

Total area: approx. 149.4 sq. metres (1607.7 sq. feet)



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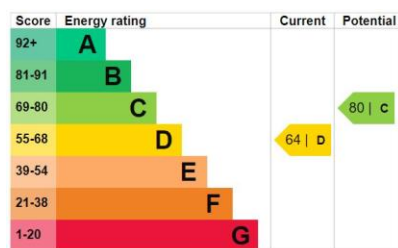
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STORAGE &  
PARKING



**Estate Agency Act 1979**

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31 Victoria Road,

Ulverston, LA12 0EP

For more information call **01229 314049**

2 New Market Street

Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Excellent traditional semi-detached family home situated in this most pleasing and convenient location close to the town centre and amenities. This wonderful home is extremely well presented, has retained a lot of original character and offers a fantastic home in an excellent location with off-road parking and lovely garden to the rear. Comprising of porch, hall, lounge, dining room, conservatory, kitchen/diner, utility/store, three excellent bedrooms - master with en-suite and family bathroom. Gas fired central heating system, uPVC double glazing and the house is suited to a range of buyers including the family purchaser. Facing Ulverston Victoria High School grounds and offers convenient access to the comprehensive amenities of our most desirable Market Towns. A lovely home that will be fully appreciated upon inspection.



#### DIRECTIONS

From the offices of JH Homes, turn left onto Market Street, at the top of the road turn left onto Queen Street, proceed to the end of Queen Street and at the traffic lights turn left. At the next set of lights turn right onto Victoria Road passing the library on your right. Continue along this road and where the road forks turn right into the cul-de-sac. The property can be found midway on the left hand side.

The property can also be found by using the following "What Three Words"

<https://what3words.com/flops.clinic.condensed>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains Drainage, Gas, Water and Electricity









Accessed through a mahogany shaded uPVC double glazed door opening to:

#### **PORCH**

8' 6" x 4' 1" (2.60 m x 1.25m)

The porch has uPVC double-glazed, tiling to floor and a recently fitted wider uPVC double glazed door with feature patterned glass pane to the entrance hall.

#### **ENTRANCE HALL**

12' 1" x 4' 11" (3.69m x 1.52m)

Welcoming entrance hall with lovely traditional Victorian tiled floor with recessed floor mat well, coving to ceiling, picture rail, staircase leading to upper floor with the wooden newel post, handrail, and spindles. Radiator and internal traditional doors with original handles and locks providing access to both reception rooms.

#### **LOUNGE**

14' 11" x 12' 0" (4.57m x 3.66m)

Beautifully decorated with William Morris Pimpernel paper, traditional wooden feature fireplace with cast iron and Art Nouveau Rhododendron tile inset and hearth with "Gazco" convector living flame fire. Traditional coving to ceiling, picture rail, ethernet socket, traditional style radiator and large uPVC double glazed window to the front.

#### **DINING ROOM**

15' 6" x 11' 11" (4.73m x 3.65m)

UPVC double glazed windows and doors to the rear opening to the conservatory and looking to the garden beyond. Central feature fireplace with pine surround, Edwardian tiled insert and hearth with open great for a real fire. Light wood grain effect laminate flooring, coving to ceiling, picture rail, ceiling light point, power points and radiator.

#### **CONSERVATORY**

9' 2" x 10' 3" (2.80m x 3.14m) widest point

UPVC double-glazed construction with polycarbonate style roof and French doors opening to the garden. Wood grain effect laminate flooring, opening windows, light point & power.

#### **KITCHEN/DINER**

20' 8" x 8' 3" (6.30m x 2.53m) widest point

Well fitted with a range of base, wall and drawer units with high gloss work surfacing over extending to create a breakfast bar/dining space and incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Splashbacks, upstands, recess and point for gas/electric range cooker in the former fireplace recess, extractor over, freestanding fridge freezer, two ceiling light fan combinations which are reversible, Karndean wood grain effect flooring and uPVC double glazed window overlooking the rear garden. Door to utility/store and two steps, traditional door providing access to the pantry positioned under the stairs.



#### **PANTRY**

UPVC double glazed window, power socket, gas and electric meters.

#### **UTILITY ROOM/STORE**

20' 10" x 7' 5" (6.37m x 2.27m) widest point

Double doors to the front with patterned glass panes and uPVC double-glazed door to the rear (fitted this year) giving access in the garden. Range of fitted base, wall and drawer units with some being glazed, grey patterned work surface over incorporating large stainless steel sink with mixer tap, recess and plumbing for washing machine and dryer. Wall mounted Potterton boiler for the central heating and hot water systems and two Velux double glazed rooflights.

#### **FIRST FLOOR LANDING**

Half landing with return and uPVC double-glazed leaded and patterned glass window. Access to loft with the drop-down ladder, coving to ceiling, radiator and useful built-in storage cupboard to main landing.

#### **MASTER BEDROOM**

14' 11" x 11' 11" (4.56m x 3.64m)

Spacious double room with picture rail, striped wood flooring, electric light, power, TV point, radiator and large uPVC double glazed window offering an open aspect to front. Door to ensuite shower room.

#### **ENSUITE**

6' 6" x 5' 7" (2.00m x 1.71m)

Comprising of glazed shower cubicle with thermostatic shower, WC with Saniflo system and pedestal wash basin with monobloc mixer tap inset to a vanity cupboard with storage to the side and underneath. Arched mirror and fitted lights above, modern panelling to walls, radiator extraction fan, concealed shaver point and light wood grain effect laminate style floor.

#### **BEDROOM**

11' 11" x 10' 7" (3.65m x 3.25m)

Further double room situated to the rear of the property with large uPVC double glazed window offering a lovely aspect down to the rear garden and beyond the neighbouring properties towards Hoad Hill and Monument. Light wood grain effect laminate flooring, built-in wardrobe and dresser drawer unit, radiator, ceiling spotlight cluster, two wall light points and TV point.

#### **BEDROOM**

13' 9" x 7' 9" (4.21m x 2.37m)

Comprehensively fitted with a range of bedroom furniture to include wardrobes, drawers, dresser and storage lockers as well as bookshelves. Currently utilised as a single room but offers the space to be a double bedroom if required, wood grain effect laminate flooring, radiator and large uPVC double glazed window that looks down to the rear garden. Ceiling light, power point and TV aerial point.

#### **BATHROOM**

10' 5" x 5' 4" (3.18m x 1.64m)

Three piece suite in white comprising of panelled bath with glazed folding shower screen and Mira Zest over bath shower, pedestal wash basin above which is a mirror fronted bathroom cabinet with the electric light and WC. Modern panelling to ceiling with inset LED lights and uPVC double glazed patterned glass window. Ladder style towel radiator, fully tiled to walls and airing cupboard with shelving and radiator.

#### **EXTERIOR**

To the front of the property is an excellent block set drive with open access to the pavement. Fencing to perimeter and attractive border area that is stocked with trees shrubs and bushes. Covered canopy situated in front of the access to the utility /store.

To the rear of the property there is a lovely and sizable enclosed rear garden that will be fully appreciated upon inspection. It has flagged and gravel seating areas and an area of artificial grass with swing set. There is a path across the gravel to a lower patio seating area with a rockery to the side that is well stocked. To the rear of the garden there is access to an aluminium frame greenhouse, children's playhouse and behind this a useful garden storage shed. To the side of the shed there is a further gravel seating area and access to the path leading to the rear service lane. Adjacent to the back door there is an outside water tap and a good-sized storage shed with the double doors.

The garden offers a good degree of the sunshine throughout the day with the seating areas positioned to chase the Sun through the day and is a lovely compliment to this excellent family home. One of the raised borders is planted as a herb garden. Please note the vendor advises there is power to the storage sheds, playhouse and greenhouse control from an RCD within the utility room.