

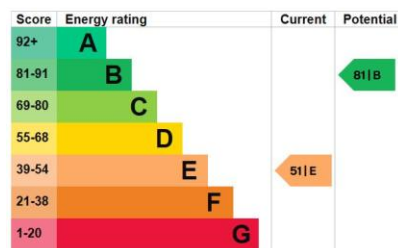
DIRECTIONS

Leaving the office, proceed to the market cross, turning left onto Queen Street. At the traffic light, proceed straight over passing the railway station and keep on this road until you see Croftlands Primary School on the corner and then turn left onto Oakwood Drive. Proceed down this road and after the shops on the left you will take a right onto Birchwood Drive. Then you need to take a right hand turn into Bigland Drive and after a short drive left into Hampsfell Road where the property can be found on the corner position with Cartmel Drive.

The property can be found by using the following "What Three Words" <https://what3words.com/depravity.giraffes.sharpen>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: South Lakeland district Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.



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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2



GARAGE & PARKING

27 Hampsfell Road, Ulverston,
Cumbria, LA12 9PX

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Four bedroom semi detached house having been extended to the side offering further space to the ground and first floor. With a separate garage, parking and gardens on a corner plot situated on the popular Croftlands Estate close to local amenities to include regular bus service, primary and secondary schools, community centre plus a general convenience store with Post Office. Conveniently laid out over two floors and comprising of entrance hall, lounge, dining room, shower room, kitchen and four bedrooms, three of which are doubles and bathroom to first floor. Gas central heating system, double glazing, detached garage, drive and gardens to the front and side with low maintenance garden to the rear. Offered for sale for the first time in many years and being suited to a range of buyers, viewing is advised.



Pedestrian access via a path leading to the front door. Opening into:

ENTRANCE HALL

5' 6" x 5' 5" (1.68m x 1.65m)
Stairs immediately ahead of you to first floor. Storage cupboard, overhead light and radiator while providing access to lounge, shower room and kitchen.

LOUNGE

15' 6" x 11' 6" (4.72m x 3.51m)
Nicely proportioned room centering around a recess fire to wall, laminate flooring, radiator, overhead light and power points. UPVC double glazed window facing the front and multipaned door into dining room.

DINING ROOM

8' 4" x 14' 6" (2.54m x 4.42m)
Set of sliding patio doors with outlook towards the low maintenance rear garden. Laminate flooring, overhead light and power points. Access to the kitchen.

KITCHEN

10' 8" x 13' 10" (3.25m x 4.22m)
Fitted with a range of base, wall and drawer units including glazed display unit with worktop over incorporating one and a half bowl sink and drainer with mixer tap. Recess space for freestanding cooker with concealed cooker hood, splashback tiling, integrated dishwasher, fridge and freezer. Further storage to breakfast bar area, inset lighting and overhead track, ample power points and UPVC double glazed window. Door opening to rear.

SHOWER ROOM

5' 6" x 8' 1" (1.68m x 2.46m)
Four piece suite comprising of separate shower enclosure, wall mounted wash hand basin, WC and bidet. Partly tiled to walls, floor tiling, inset lighting, ladder style radiator, extractor fan and wall mounted Vaillant boiler. UPVC double glazed window.

FIRST FLOOR LANDING

Providing access to all bedrooms, bathroom and access to loft.

BEDROOM

11' 9" x 13' 10" (3.58m x 4.22m)
Double room with storage to eaves, laminate flooring, inset lighting, radiator and power points. UPVC double glazed window to side and access to a further loft.



BEDROOM

14' 0" x 8' 1" (4.27m x 2.46m)
Further double room with laminate flooring, uPVC window to front, overhead light, power points and radiator.

BEDROOM

9' 11" x 8' 1" (3.02m x 2.46m)
UPVC double glazed window, radiator, overhead light and power points.

BEDROOM

7' 0" x 6' 1" (2.13m x 1.85m)
Useful over stairs cupboard, uPVC double glazed window, radiator, overhead light and power point.

BATHROOM

5' 11" x 6' 1" (1.8m x 1.85m)
Fitted with a white three piece suite comprising of bath with shower over and screen, pedestal wash hand basin and WC. Fully tiled and uPVC double glazed window to rear.

EXTERIOR

Lawned gardens to the front and side with established hedgerow following round to the side with patio seating area. To the rear of the house is a tiered low maintenance area with garden shed included in the sale. Drive with access to garage.

GARAGE

Up and over door, power and light.

