



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

DIRECTIONS

On entering the village of Greenodd, pass the Butchers on the left hand side, and continue down the main street and Underhill is on the left before the former Ship Inn, identified by our "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/supposed.disco.speakers>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected.

PLEASE NOTE: The steps to the rear of the property are steep, uneven with a loose handrail.



**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.



£220,000



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Underhill, Main Street,  
Greenodd, Ulverston, LA12 7QZ

For more information call **01229 445004**

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Traditional mid-terraced house situated in the popular village of Greenodd, on a level position and offers convenient access to the A590 as well as the late District National Park boundary a short distance away. Owned by the current family for many years and offers a comfortable home of deceptive proportions that will be appreciated upon inspection. Comprising of hall, lounge/diner, breakfast kitchen, utility accessing mezzanine rooms, three bedrooms and family bathroom. Garden area to rear offering potential for general landscaping, gas fired central heating system and partial double glazing. Considered an excellent opportunity perfect for the family buyer in this popular village with great potential to modernise and personalise. Early viewing is a invited through JH Homes.



Accessed through a wooden front door with patterned glass panes opening into:

**ENTRANCE HALL**

Decorative coving, arch to the end of the hall with staircase to first floor, radiator and electric meters to wall with circuit breaker point. Multi-pan door opening to lounge/diner.

**LOUNGE/DINER**

21' 4" x 10' 9" (6.5m x 3.28m) widest points  
Windows to front and rear with double glazed panes to front. Central feature, fireplace with pine surround, polished hearth with reproduction cast inset living coal flame fire, door to rear of the room to an under stairs cupboard, radiator behind decorative cover, power points, two ceiling light points and telephone point. Door to kitchen.

**KITCHEN**

11' 11" x 15' 1" (3.63m x 4.6m)  
Fitted with a range of base, wall and drawer units with light patterned work surface incorporating stainless steel sink and drainer and extending to a breakfast bar. Integrated six-burner gas hob with cooker hood over, electric double oven and grill. Space for fridge-freezer, recess and plumbing for dishwasher, uPVC double glazed window and stable door with patterned glass upper pane opening to porch. Further window and door to far side opening to rear yard. Open archway to utility room.

**UTILITY ROOM**

7' 11" x 15' 1" (2.41m x 4.6m)  
Gas combi boiler for the heating and hot water systems, recess and plumbing for washing machine, single glazed window and radiator. Flagged floor and staircase leading to a mezzanine style area.

**LANDING**

7' 11" x 15' 1" (2.41m x 4.6m)  
Small single glazed window, exposed beam and open access to further versatile room.

**STUDY/PLAY ROOM/BEDROOM**

11' 11" x 12' 6" (3.63m x 3.81m)  
This room has potential for many possibilities including home office, bedroom etc. Double-glazed window to side, radiator and sliding doors to alcove storage cupboards.

**FIRST FLOOR LANDING**

UPVC double glazed window with outlook towards the rear garden. Staircase to second floor and access to two bedrooms.

**BEDROOM ONE**

8' 7" x 13' 8" (2.62m x 4.17m)  
Double room with radiator, ceiling light point and power sockets. Window to front elevation with deeper sill.



**BEDROOM TWO**

12' 7" x 7' 0" (3.84m x 2.13m)  
Further double room with radiator, power points and light. UPVC double glazed window with deeper sill looking towards the rear garden.

**SECOND FLOOR LANDING**

Set of traditional doors to an eaves storage area and access to loft.

**BEDROOM THREE**

8' 7" x 13' 8" (2.62m x 4.17m)  
Double room with double glazed window to front, radiator, ceiling light point and power points.

**BATHROOM**

12' 7" x 7' 10" (3.84m x 2.39m)  
Four piece suite in white comprising of dual flush WC, wash hand basin, panelled bath and shower cubicle with thermostatic shower. Tiled floor and walls, pine clad ceiling with inset lights and radiator. Single glazed window with pattern glass pane to rear.

**EXTERIOR**

To the rear of the property is a yard with steps to the rear garden area and extending to the low wall beyond is greenhouse which is in the neighbouring property garden.  
To the other side of the property is a further yard area which we are advised has drying rights and access down the passage leading to the road. The garden offers great potential for general landscaping and development to the new owner's requirements.

