

Total area: approx. 143.6 sq. metres (1545.9 sq. feet)

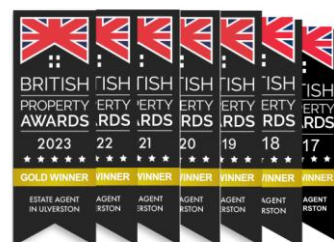
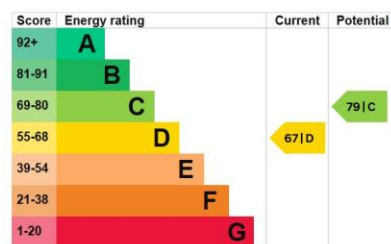
DIRECTIONS

Proceeding from the Offices of JH Homes turning up the cobbled Market Street and at the market cross turning left onto Queen Street. At the traffic lights continue straight across into Princes Street and on to Springfield Road, proceed down the dip and on leaving the dip take the 2nd turning on the left-hand side into Central Drive. Take the first turning on the left into Rowan Avenue, continue along Rowan Avenue, passing Swarthdale Avenue, then turn left into Yealand Drive. The property is on the right hand towards the head of the cul-de-sac identified by a For Sale Board.

The property can be found by using the following "What Three Words" <https://what3wordsfrizz.clerk.reason>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX BANDING: E
LOCAL AUTHORITY: Westmorland & Furness District Council
SERVICES: All mains services including, gas, electric, water and drainage



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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GARAGE & PARKING

Llandona, 6 Yealand Drive,
Ulverston, LA12 9JB

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a popular residential area enjoying a cul-de-sac location, offering easy access to local schools, bus services, community centre and a small group of shops with a children's play area nearby. This spacious five bedroom detached home offers any would be purchasers a versatile and flexible family home laid out over two floors. Comprising of entrance porch, hall, dual aspect lounge, dining room, kitchen, five bedrooms and bathroom to the first floor. Completing the property is a gas central heating system, mix of double glazing, deep set frontage with access to a garage and heavily planted low maintenance garden to the rear. Offered for sale having benefit of no upper chain.



UPVC door opens directly into:

PORCH

4' 11" x 10' 11" (1.5m x 3.33m)
Various windows providing ample natural daylight and further door opens directly into:

HALL

7' 3" x 10' 11" (2.21m x 3.33m)
Stairs to first floor, radiator, overhead light, smoke alarm and under stairs cupboard. Internal doors provide access to lounge and dining room.

LOUNGE

20' 6" x 11' 5" (6.25m x 3.48m)
Dual aspect spacious room with uPVC double glazed windows to front and rear. Central feature coal effect gas fire set within a featured surround, two overhead lights, two radiators and power points.

DINING ROOM

12' 10" x 10' 11" (3.91m x 3.33m)
Well proportioned room with serving hatch through to the kitchen, overhead light, radiator and power points. Pleasant outlook towards the garden through the double glazed window with fitted vertical blind.

KITCHEN

13' 11" x 9' 5" (4.24m x 2.87m)
Fitted with a range of base, wall and drawer units with contrasting work surface incorporating stainless steel sink unit and tiled splashback. Free standing gas cooker, space and plumbing for washing machine, wall mounted boiler, overhead light and power points. Glazed window to rear elevation and door to side.

FIRST FLOOR LANDING

10' 2" x 10' 11" (3.1m x 3.33m)
Spindled balustrade, access to bedrooms, bathroom, loft and double glazed window.

BEDROOM

13' 1" x 11' 5" (3.99m x 3.48m)
Double room with double glazed window to rear with fitted vertical blind. Range of fitted wardrobes with overhead storage, radiator, overhead light and power points.

BEDROOM

10' x 10' 11" (3.05m x 3.33m)
Double room with double glazed window to rear with outlook towards the garden. Fitted cupboards, further cupboard housing the hot water cylinder tank, overhead light, power points and radiator.



BEDROOM

12' 1" x 9' 5" (3.68m x 2.87m)
Further double room with glazed window, overhead light, power points and radiator.

BEDROOM

7' x 11' 5" (2.13m x 3.48m)
Currently set up as a home office with overhead light, radiator and double glazed window with fitted vertical blinds to front.

BEDROOM

7' 1" x 9' 5" (2.16m x 2.87m)
Sloping ceiling, light, power points and radiator. UPVC double glazed window to front.

SHOWER ROOM

8' x 5' 7" (2.44m x 1.7m)
Fitted with a three piece white suite comprising of separate shower enclosure with Mira fixed shower, wash hand basin set to vanity unit with storage beneath and low level, dual flush WC. Tiled walls, overhead light and window.

EXTERIOR

To the front of the property is a garden with planted side borders, drive with access to garage and pathway leading to front porch. To the rear of the property are heavily intriguing planted borders which will be enjoyed at the end of a busy day.

GARAGE

20' 1" x 9' 5" (6.12m x 2.87m)
Up and over door and courtesy door to side.

