



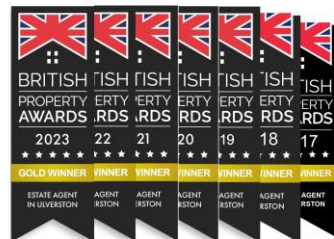
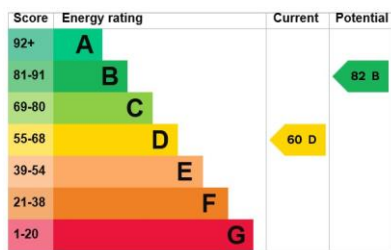
DIRECTIONS

From traffic lights at the Coronation Hall, proceed straight across into Victoria Road. Continue along Victoria Road until you reach the T-junction taking a right-hand turning onto Well Lane, continue along Well Lane taking the second right-hand turning into Oakwood Drive and then the sixth left hand turning into Birchwood Drive. Continue along Birchwood Drive before taking the fourth turning on your right into Hest View Road where number 41 is situated on your left, identified by JH Homes For Sale Board.

The property can be found by using the following "What Three Words" <https://what3words.com/younger.crispy.courts>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water 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.



£245,000



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GARAGE & PARKING

**41 Hest View Road,
 Ulverston, LA12 9PH**

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

An extremely stylish and well-presented semi-detached home situated in this popular and sought after location. The property has been lovingly cared for, improved, and modernised by the current owners and offers an excellent home that will be appreciated upon inspection. Open block set front forecourt, garage, lounge, dining area, modern fitted kitchen, office/study, three bedrooms (main with walk-in wardrobe) and family bathroom. Enclosed rear garden that is well presented and well as a gas central heating system and double glazing. In all an excellent property in a convenient popular location offering good access to local schools and other amenities, as well as access to Ulverston by bus or car. Early viewing is both inviting and recommended to appreciate this lovely home.



Accessed through a recently fitted feature door with long glass double glazed pane opening to:

PORCH

Double door to cupboard, housing Worcester Bosch combi boiler for the heating and hot water systems, gas and the electric meters, with shelving space for storage. Access to lounge.

LOUNGE

15' 10" x 14' 5" (4.83m x 4.40m) widest points
Staircase to side with white painted newel post, handrail, spindles and open under stairs area. Modern feature, fireplace with electric log flame effect fire, white surround and LED lighting. Bay uPVC triple glazed window to front with deeper sill and fitted blinds. Ceiling light point, power sockets and wiring for Sky.

DINING AREA

12' 7" x 7' 8" (3.86m x 2.36m)
Plank wood effect laminate flooring, radiator and two sets of folding doors to useful storage areas. Open access to kitchen and door to office/study.

KITCHEN

10' 11" x 7' 3" (3.33m x 2.21m)
Modern kitchen fitted with attractive range of base, wall and drawer units with modern chrome pull handles, patterned work surface incorporating sink and drainer with mixer tap and white tiled splashbacks. UPVC double glazed window offering a pleasant aspect over the rear garden. Integrated appliances include five-burner gas hob with glass splashback and cooker hood over, double electric oven and space for fridge/freezer. Half-glazed PVC door to side, spotlight cluster to ceiling and stylish tiled floor.

OFFICE/STUDY

9' 4" x 6' 9" (2.86m x 2.07m)
Fitted with base units with wood grain effect work surface over, radiator, power sockets and uPVC double glazed window with blind looking to the rear garden.

FIRST FLOOR LANDING

UPVC double glazed tilt and turn window, radiator and access to the loft.

BEDROOM ONE

14' 0" x 8' 2" (4.27m x 2.49m) widest points
Double room with uPVC triple-glazed window to side, radiator, ceiling light point and walk-in wardrobe with shelving and hanging rail.



BEDROOM TWO

10' 0" x 8' 1" (3.05m x 2.46m)
Double room with uPVC double glazed window to rear that offers a lovely aspect beyond the neighbouring properties and gardens towards the bay and the hills beyond. Ceiling light point and radiator.

BEDROOM THREE

7' 2" x 5' 10" (2.19m x 1.78m)
Single room with radiator, uPVC double glazed window, ceiling light point and power socket. Door to over stairs storage cupboard with hanging rail.

BATHROOM

5' 11" x 5' 5" (1.8m x 1.65m)
Modern three piece suite to comprise of bath with curved glazed screen, mixer tap and over bath thermostatic shower, WC with push button flush and pedestal wash hand basin. Fully tiled, panelling to ceiling, uPVC double glazed window, tile effect floor and radiator.

EXTERIOR

To the front of the property is the excellent benefit of a brick set forecourt and access to garage.

The rear garden area is attractively landscaped with a flagged surface by the kitchen door, garden storage shed with power connected, area of lawn, gravelled patio seating area, rockery and borders with shrubs and bushes. At the side of the patio is a built-in barbecue area out of natural stone, sunny aspects, outside water tap and is enclosed and safe for young children animals etc.

GARAGE

20' 3" x 8' 9" (6.18m x 2.69m)
Modern up and over door, uPVC double glazed door to rear, electric light, power points and plumbing for washing machine.

