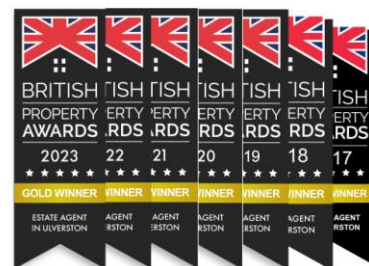
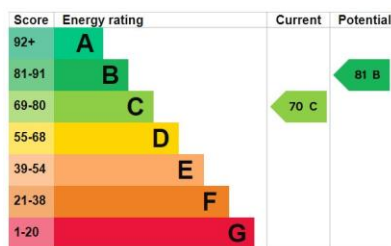


Total area: approx. 161.2 sq. metres (1735.4 sq. feet)



**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.

# Low Willows, Mayfield Road, Ulverston, LA12 0DU

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Getting out of the car onto Mayfield Road gave me a feeling of home, its a lovely street with ample space between the front gardens of the few houses that are situated here. Tucked away but actually being ever so close to Ulverston town centre you could quite easily not know this road existed. Deceptively deceiving from the front you would be mistaken for think this is a single storey bungalow but opening the front door your met by so much more. Laid out over two floors with ample rooms which will allow the next purchaser the ability to create their own layout and use. The rooms to the rear on the ground floor all have beautiful views towards the clock tower at the train station whilst the rooms downstairs which are cool and perfect bedrooms offer views over the rear garden and parking. Currently comprising of good sized lounge/diner, kitchen, family bathroom, separate dining room or first floor bedroom, master bedroom with ensuite, plus a further three bedrooms to the lower ground floor with modern shower suite and additional WC plus internal access to the single garage with utility area. The grounds still have ample space with a good sized lawn, turning/paved parking area and driveway to side plus front easy to maintain garden which can be accessed from the roadside or through the patio doors in the lounge. We are expecting this property to have lots of interest so contact us early to avoid disappointment.



#### DIRECTIONS

From the offices of J H Homes proceed up the cobbled market street, turning left onto Queen St and at the traffic lights proceed straight across onto Springfield Road. Just after going over the railway bridge take the next right onto The Drive. Continue along The Drive before taking the next right onto Mayfield Road where the property can be found just a short drive along on the right.

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

<https://what3words.com/mysteries.screen.orange>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage are all connected.









Entered through a wooden door with glazed inserts into:

#### **ENTRANCE HALL**

Stairs lead to the lower ground floor, wall light, two ceiling light points, radiator and wooden double glazed window to front.

#### **KITCHEN**

10' 4" x 9' 11" (3.15m x 3.02m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl, stainless steel sink and drainer with mixer tap and separate breakfast bar which has space for an under counter fridge/freezer. Integrated eye level oven and grill, four ring hob with cooker hood over and further space for upright fridge/freezer. Strip light to ceiling, tiled splashbacks and serving hatch to dining area. Wooden double glazed window to the rear with a view over rooftops to the train station clock tower.

#### **LOUNGE/DINER**

22' 3" x 12' 0" (6.78m x 3.66m)

Good sized room with ample natural light from dual aspect windows.

#### **Dining Area**

Wooden double glazed window to rear, ceiling light point, coving to ceiling and radiator.

#### **Lounge**

Sliding patio doors to front giving access to a patio area, ceiling light point, coving to ceiling and radiator.

Electric fire set to hearth with tiled back an wooden mantle and surround.

#### **BATHROOM**

7' 11" x 5' 7" (2.41m x 1.7m) widest point

Three piece suite comprising of panelled bath with mixer shower over and screen, low level, dual flush WC and pedestal wash hand basin. Tiled to mid height and wet area's, heated towel rail, ceiling light point and loft access. Airing cupboard with shelving and opaque wooden double glazed window to rear.



#### **BEDROOM/STUDY**

10' 11" x 10' 6" (3.33m x 3.2m) widest points

Versatile room that could either be a further first floor bedroom, study or separate dining room.

Wooden double glazed window to rear, ceiling light point and radiator.

#### **MASTER BEDROOM**

14' 5" x 10' 7" (4.39m x 3.23m) widest point

Double room with wooden double glazed window to front, ceiling light point with fan and radiator.

#### **ENSUITE**

6' 4" x 5' 3" (1.93m x 1.6m)

Fitted with a three piece suite comprising of double walk in shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Tiled to waist height with cladding to the shower area, ladder style radiator, extractor, ceiling light point and wooden opaque double glazed window to front.

#### **LOWER GROUND FLOOR**

Wooden door with glazed inserts to rear as well as opaque glazed window to side, airing cupboard with shelving, two ceiling light points, thermostat and radiator.

#### **BEDROOM**

12' 4" x 9' 4" (3.76m x 2.84m)

Double room with wooden double glazed window to rear, ceiling light point and radiator.

#### **BEDROOM**

9' 5" x 11' 11" (2.87m x 3.63m)

Double room with wooden double glazed window to side, ceiling light point and radiator.

#### **WC**

7' 10" x 3' 0" (2.39m x 0.91m)

Positioned under the stairs with understairs storage, ceiling light point, radiator and extractor. Two piece suite comprising of wall mounted WC and low level, dual flush WC.

#### **SHOWER ROOM**

7' 9" x 6' 10" (2.36m x 2.08m)

Modern three piece suite comprising of double walk in shower with mixer shower and vanity unit housing sink and concealed cistern for dual flush WC. The vanity unit offers ample cupboards for storage, ladder style radiator, tiled cladding to walls, extractor and spot lights to ceiling.

#### **BEDROOM**

8' 11" x 9' 8" (2.72m x 2.95m)

Further double room with wooden double glazed window to rear, shelving to alcove, ceiling light point and radiator.

#### **GARAGE**

22' 3" x 12' 2" (6.78m x 3.71m)

Single integral garage with up and over door, utility area with base and wall cupboards with worktop over incorporating stainless steel sink and drainer with mixer tap. Space and plumbing under for washing machine and fridge if required. Strip lighting, wall mounted Vaillant boiler and wooden single glazed window to side.

#### **EXTERIOR**

The front of the property is accessed by way of a wrought iron gate with pathway leading to the front door. To either side of the path are an easy to maintain patio to the right with stone chippings to the middle and to the left further stone chipping creating a perfect space for potted plants. To the side is a driveway leading to a paved turning area to the rear which then leads to the garage.

The rear garden is a good size with ample parking and a small wall and steps leading down to a patio area perfect for enjoying the afternoon sun. Lawned area directly behind the house with views over roof tops towards the train station clock tower. Space for greenhouse and shed which has screening ready for climbing plants to bring in further colour. The grassed area is flanked by shrubs and bushes bring in beautiful shades of green and pretty flowers adding a pop of colour.