



Total area: approx. 91.8 sq. metres (988.0 sq. feet)

DIRECTIONS

From our offices, proceed to the market cross and turn left onto Queen Street. Follow the road to the traffic lights turn left and at the next set of traffic lights take a right hand turn onto Victoria Road. Continue through Victoria Road into Park Road and turn right into Well Lane. Continue along this road turning right into Oakwood Drive before taking the first right into Lime Tree Road. The property is situated on your right hand side identified by a JH Homes for sale board.

The property can be found by using the following approximate "What Three Words" <https://dapper.policy.pheasants>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas and electricity are all connected.
 PLEASE NOTE: The property is subject to a Cumbria Wide Local Occupancy Cause.



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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PARKING

44 Lime Tree Road,
 Ulverston, LA12 9EY

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional well presented family sized three bedroom semi-detached home in this popular residential location. Offered for sale with no upper chain and with convenient access close to local amenities. Comprising of entrance porch, hall, lounge, kitchen/diner, outbuilding leading to conservatory with three bedrooms and shower room to first floor. Garden to rear, brick set driveway to front with lowered curb, gas fired central heating system and uPVC double glazing while offering a good standard of presentation with general improvements for personalisation to the new owner's requirements. Lovely home with early viewing invited and recommended and ideal for a range of buyers. Situated in a peaceful and popular residential area to the southern edges of Ulverston. A range of amenities are available on foot including recreational areas, shops and pubs as well as a short journey into Ulverston for additional range of shops and eateries. There are also primary and secondary schools close by.



Accessed through a PVC door with double glazed inserts into:

PORCH

3' 1" x 5' 1" (0.94m x 1.55m)
UPVC double glazed windows with fitted blinds, tiled floor and further PVC door with feature pane opening into:

HALL

14' 0" x 5' 1" (4.27m x 1.55m)
Radiator, light point, uPVC double glazed window and staircase to first floor. Cupboard housing electric meter and door to lounge.

LOUNGE

14' 0" x 14' 4" (4.27m x 4.37m)
Focal decorative fireplace with living flame coal effect gas fire. Picture rail, uPVC double glazed window to front, ceiling light point, power points and set of wooden double doors to kitchen/diner.

KITCHEN/DINER

8' 6" x 17' 5" (2.59m x 5.31m)
Fitted with the range of older style base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer, breakfast bar and tiled splashbacks.

Recess points for gas cooker with extractor over, recess for fridge and washing machine with plumbing connection. Finished with tiled floor, wall mounted glow worm boiler for the hot water and heating system, radiator, two uPVC double glazed windows one to side and one into conservatory and PVC door with double glazed inserts to rear.

REAR PORCH

2' 10" x 7' 4" (0.86m x 2.24m)
Door with double glazed inserts to side and further door to utility area.

UTILITY AREA

9' 1" x 8' 10" (2.77m x 2.69m)
UPVC double glazed window, work surface and vinyl effect flooring.

CONSERVATORY

9' 1" x 8' 10" (2.77m x 2.69m)
UPVC windows to side, sliding uPVC patio doors, clear glazed roof with outlook towards the garden. Two wall light points and electric panel heater.

FIRST FLOOR LANDING

UPVC to side, useful storage cupboard to corner and doors to bedrooms and shower room.



BEDROOM

12' 11" x 10' 8" (3.94m x 3.25m) widest points
Double room with double glazed window to the rear looking over neighboring properties and towards The Hoad. Feature fireplace, radiator, ceiling light point and power points.

BEDROOM

9' 7" x 7' 3" (2.92m x 2.21m)
UPVC double glazed window to front, radiator, ceiling light point and power points.

BEDROOM

6' 9" x 9' 10" (2.06m x 3m) widest points
Single room with built-in storage over stairwell, radiator, ceiling light point and power point. Double glazed window to front.

SHOWER ROOM

5' 7" x 6' 5" (1.7m x 1.96m)
Fitted with a three piece suite comprising of quadrant shower cubicle with thermostatic shower, low level WC and wash hand basin set to vanity unit with storage under. Panelling to walls and uPVC double glazed window.

EXTERIOR

To the front of the property is a drop down kerb leading to off road parking and pathway leading to the side leading to the rear garden. Enclosed rear garden with store providing flagged patio with stepped access down to a lawned area with mature shrubs and bushes.

