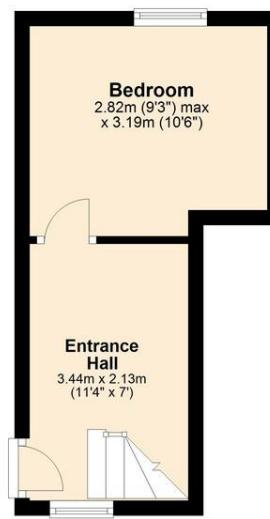


£165,000

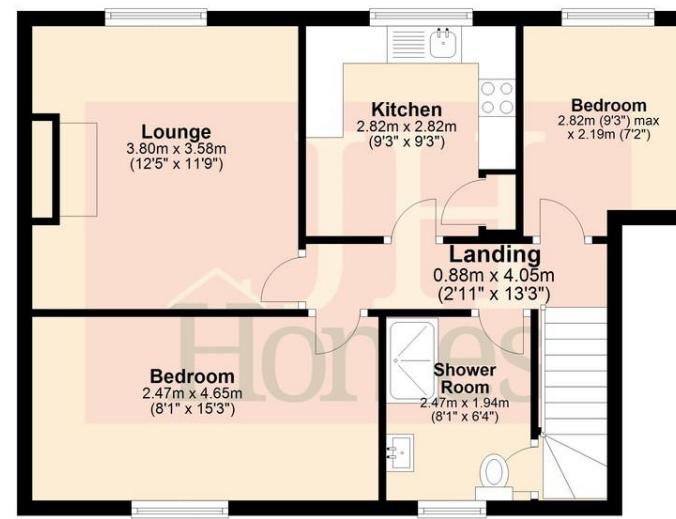
**Ground Floor**

Approx. 16.2 sq. metres (174.2 sq. feet)



**First Floor**

Approx. 51.7 sq. metres (557.0 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)

**DIRECTIONS**

Driving away from the Ulverston town centre in the direction towards Barrow, continue along the A590 through Swarthmoor and shortly afterwards Cross-a-Moor roundabout there is a short hill, turn left by the bus stop, signposted for Urswick and Stainton. As you enter Great Urswick and pass the Derby Arms, continue for approximately 100 yards or so there is a small lane on the right which is Neales Row.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com//hawks.buzzards.pixies>

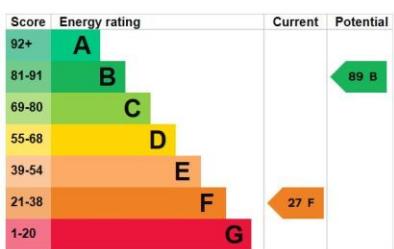
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water and electricity 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.



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**Barn Cottage, Great Urswick,  
Ulverston, LA12 0SX**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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

Beautifully presented three-bedroom stylish maisonette, set within the heart of this popular and sought after Low Furness village. Great Urswick offers easy access to the nearby recreational walking environment of Birkrigg common and within close proximity to Ulverston and beyond. The free-flowing accommodation offers double glazing, electric heating, entrance hall, ground floor bedroom. To the first floor is the lounge with pleasant views towards the tarn, stylish kitchen and shower room, with two further bedrooms. The property enjoys stylish interior with modern living, giving this home the wow factor whilst offering any buyer an opportunity to move straight into with no upper chain. Suitable for a single person, couple or holiday home due to the close proximity to the Lakes. Internal inspection is recommended.



Entered through a PVC door with glazed inserts into:

#### **ENTRANCE HALL**

Staircase leading to first floor, door to bedroom, ceiling light point, radiator and tiled floor. UPVC double glazed window to side with fitted blind.

#### **BEDROOM**

9' 3" x 10' 6" (2.82m x 3.2m) widest points

Double room with electric wall mounted heater, ceiling light point and uPVC double glazed window to rear.

#### **FIRST FLOOR LANDING**

Access to lounge, kitchen, bathroom and two further bedrooms. Loft access, exposed beam and spot lights to ceiling.

#### **LOUNGE**

12' 5" x 11' 9" (3.78m x 3.58m)

UPVC double glazed window to rear, multi fuel stove set to hearth with wooden recessed mantle over, eye level TV point, electric wall mounted heater, exposed beam and ceiling light point.

#### **KITCHEN**

9' 3" x 9' 3" (2.82m x 2.82m)

Fitted with a modern range of base, wall and drawer units with worktop over incorporating ceramic style sink and drainer with mixer tap and matching upstands. Integrated eye level microwave, fridge, four ring hob with cooker under and cooker hood over. Exposed beam, ceiling light point and uPVC double glazed window to rear.



#### **BEDROOM**

9' 3" x 7' 2" (2.82m x 2.18m)

Small double or good sized single room with ceiling light point, electric wall mounted heater and uPVC double glazed window to rear.

#### **BEDROOM**

8' 1" x 15' 3" (2.46m x 4.65m)

Double room with uPVC double glazed window to front, electric wall mounted heater, exposed beam and ceiling light point.

#### **SHOWER ROOM**

8' 1" x 6' 4" (2.46m x 1.93m)

Fitted with a three piece suite comprising of walk in shower with electric shower, wash hand basin set to vanity unit with mixer tap and drawers under and low level, dual flush WC. Exposed beam, under floor heating, tiled to wet areas, tiled floor, wall mounted heated towel rail and extractor. Opaque uPVC double glazed window to front and spot lights to ceiling.

