



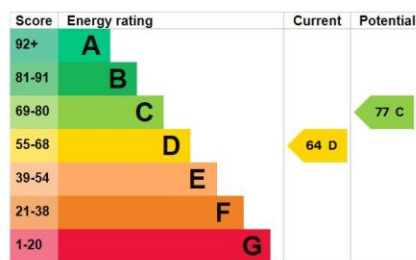
DIRECTIONS

From the offices of JH Homes, turn left onto Market Street, at the top of the road turn left onto Queen Street, proceed to the end of Queen Street and at the traffic lights turn left. At the next set of lights turn right onto Victoria Road passing the library on your right. Continue along this road and where the road forks turn right into the cul-de-sac. The property can be found on the left hand side.

The property can also be found by using the following "What Three Words" ///tower.scrambles.erase

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, water, gas 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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PARKING

29 Victoria Road,
 Ulverston, LA12 0EP

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to purchase a substantial semi detached traditional home situated in this most pleasing and convenient location facing towards Victoria High School Fields, and within walking distance of the town centre and its amenities. Now reluctantly offered for sale after being in the same family for a number of years, offering spacious accommodation that will truly be appreciated upon inspection. A comfortable home with traditional features that also has great potential for modernisation and personalisation to the new owner's requirements. Comprising of kitchen, ground floor wet room, utility, two reception rooms, conservatory and three double bedrooms plus bathroom to the first floor. Externally there is a pleasant front forecourt garden, well presented with pathway to the front door and to side. At the rear there is off-road parking and hard landscape seating/garden space. Completing the property is a gas fired central heating system, uPVC double glazing and the property is offered with vacant possession and no upper chain.



Accessed through a PVC door with leaded and pattern-glass panes opening to:

PORCH

Traditional tiled floor, panelling to lower section, door to gas meter cupboard, picture rail, coving to ceiling and uPVC double glazed leaded glass feature door and side windows opening to:

HALL

Wood grain effect laminate floor, radiator, coving to ceiling and decorative traditional moulded arch. Staircase leading to first floor with pitch pine newel post, handrail, spindles and side panelling. Door to under stairs storage cupboard, internal doors provide access to lounge, dining room and kitchen.

LOUNGE

12' 8" x 14' 5" (3.86m x 4.39m)
Rectangular uPVC double glazed bay window to front with fitted blinds offering a pleasant aspect over the front garden and beyond with glimpses of the school field opposite. Traditional coving to ceiling, picture rail, decorative art stone fireplace and side displays with flagged hearth and living flame gas fire. Radiator, ceiling light point and power sockets.

DINING ROOM

12' 7" x 13' 0" (3.84m x 3.96m)
Central wooden, feature fireplace with granite style inset and hearth, coving to ceiling, picture rail, radiator and set of PVC double glazed French doors with fitted blinds open to rear.

KITCHEN

12' 1" x 10' 6" (3.68m x 3.2m)
Comprehensively fitted with a classic range of base, wall and drawer units with matching pelmet, cornice and open gallery corner shelving, glazed display cupboards complimented with wood edged work surface incorporating one and a half sink and drainer with mixer tap.

Tiled splash backs, gas hob and electric oven. Double glazed window to side with fitted blind, radiator and vinyl wood grain effect flooring. Traditional door to:

REAR PORCH

Built in storage cupboard, door to side and door to wet room and conservatory.

SHOWER ROOM

5' 8" x 5' 10" (1.73m x 1.78m)
Modern three piece suite comprising of thermostatic shower with flexi-track spray and handrail with floor drain, wash hand basin hung to wall with mixer tap and vanity cupboard under and WC with push button flush. Wall mounted chrome ladder style towel radiator, modern panelling to walls, pine panelling to ceiling with extractor fan.

STORE

3' 10" x 5' 10" (1.17m x 1.78m)
Plumbing for washing machine, extractor fan and ceiling light point.

CONSERVATORY

13' 3" x 10' 6" (4.04m x 3.2m)
UPVC double glazed windows set to a low wall with the set of French doors to the end and pitched polycarbonate roof. Views towards Lightburn Park, Hoad Hill and the Monument, radiator, wall light point, power sockets and wood grain laminate style flooring.

FIRST FLOOR LANDING

Split to the three quarter landing with three steps to the main landing and further to the rear landing accessing the bathroom and bedroom. Access to loft and all further bedrooms.



BEDROOM

12' 8" x 19' 8" (3.86m x 5.99m)
Double room with two uPVC double glazed windows the front offering aspects towards the school grounds. Comprehensively fitted with a range of bedroom furniture including wardrobes, drawer units, bedside units, display shelves and a dresser the drawer unit. Two wall light points, coving to ceiling, picture rail and radiator.

BEDROOM

12' 7" x 13' 0" (3.84m x 3.96m) Double room with fitted furniture having wardrobes to alcove, drawer unit and wardrobe units. Radiator, coving to ceiling and uPVC double glazed window with fitted blinds to rear.

BEDROOM

11' 1" x 10' 0" (3.38m x 3.05m)
Currently used as a dressing room but could be a further double room. UPVC double glazed tilt and turn window to rear with fitted blind, radiator, light and power. Cupboard with louvre doors offering shelving and housing the Worcester gas fired boiler for the heating and hot water systems.

BATHROOM

6' 9" x 6' 9" (2.06m x 2.06m)
Fully tiled with pine panelled ceiling, three piece suit comprising of bath with mixer tap, WC and pedestal wash hand basin with mixer tap and mirror above. Radiator and uPVC double glazed window with fitted blind.

EXTERIOR

To the front of the property there is a galvanized gate to the path leading to the front door. The front garden offers a pleasantly seating area with brick set area matching the path, mature shrubs and bushes around the perimeter. The path extends to the side of the property and leads to the rear.

The rear garden is hard landscaped for ease of maintenance and provides off road parking if required with a gate to the lane. Brick set and flags seating areas with stepped access to the French doors leading to the conservatory.

