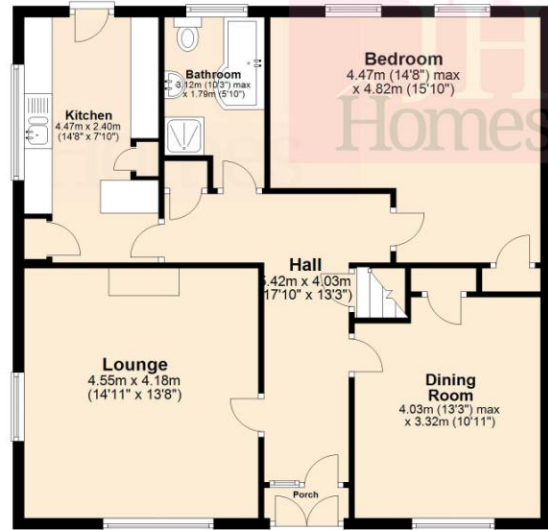
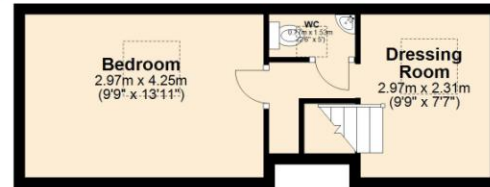


Ground Floor
Approx. 98.4 sq. metres (1059.0 sq. feet)



First Floor
Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 122.2 sq. metres (1315.5 sq. feet)

DIRECTIONS

Entering the Village of Gleaston from the Ulverston & Urswick direction. Continue on the same road and take the second turning on your left onto The Guards. Take the turn on the right onto Mounts Meadow Close and the property can be found on the left hand side.

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

<https://what3words.com/erase.grabs.framework>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include electric, water and drainage. Heating is Oil.

EPC To Follow



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.



£235,000



2



2



1



GARAGE & PARKING

**3 Mounts Meadow Close,
Gleaston, Ulverston, Cumbria, LA12 0RL**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in the popular Low Furness of village of Gleaston, the property is a comfortable semi detached bungalow in a small cul-de-sac position. Offered for sale with no upper chain as well as being in the same occupation since construction, this excellent property is now reluctantly offered for sale. Presented to a good standard but offering great potential for general modernisation and personalisation whilst having central heating system, double glazing and fitted kitchen. Comprising of porch, hall, lounge, kitchen, bathroom, two bedrooms, space saving staircase to two loft rooms and WC. Set on a pleasant plot with garden to rear, driveway and garage. A great opportunity to in this popular village location that offers good access to Ulverston, Barrow and the Coast Road.



Accessed through a set of double doors with double glazed inserts into:

PORCH

Further PVC door with double glazed inserts and side window opening to:

ENTRANCE HALL

Radiator, borrowed light window to lounge, space saving staircase to loft rooms and airing cupboard.

LOUNGE

14' 11" x 13' 9" (4.57m x 4.20m)
UPVC double glazed windows to front and side, attractive central fireplace with marble style surround and electric fire. Electric light, power and two radiators.

KITCHEN

14' 7" x 7' 10" (4.47m x 2.39m)
Fitted with a range of base, wall and drawer units with high gloss granite effect work surface over incorporating one and a half bowl sink and drainer with mixer tap, electric hob and built in Neff oven and grill. Breakfast bar area, recess and plumbing for washing machine and dishwasher. UPVC double glazed window to side and door with side window opening to rear garden. Wall mounted oil boiler for the heating and hot water system.

BEDROOM

14' 8" x 15' 10" (4.48m x 4.83m) widest points
'L' shaped room with two uPVC double glazed windows to rear looking to the garden. Fitted with a comprehensive range of wardrobes with matching dresser draw units and bedside cabinets. Two radiators and door to shelved storage cupboard.

BATHROOM

10' 2" x 5' 8" (3.11m x 1.75m)
Fully tiled and fitted with a four piece suite comprising of corner bath, WC, pedestal wash hand basin with mirror above and shower cubicle with Mira shower. Tiled floor, radiator and uPVC double glazed window with pattern glass pane.

BEDROOM

13' 2" x 10' 9" (4.02m x 3.30m)
Currently used as a dining room, uPVC double glazed window to front, radiator and door to under stairs cupboard.

LOFT ROOM

10' 11" x 9' 8" (3.33m x 2.95m)
Accessed by way of space saving stairs directly leading into. Double glazed rooflight, access to eaves, connecting door to:



INNER HALL

Glazed door to WC and further loft room.

WC

Two piece suite comprising of wash hand basin and WC connected to a Saniflo system. Roof light.

LOFT ROOM

18' 5" x 13' 9" (5.62m x 4.21m)
Double glazed roof light and access to eaves storage.

EXTERIOR

Positioned on a pleasant plot with a set of galvanized gates giving access to the driveway which leads to a detached garage. The front garden area is brick set for easier maintenance with border area and mature cherry tree.
To the rear is a sunny garden area that is enclosed with a locking PVC door for added security to the drive. Grassed area, mature shrubs, and oil storage tank for the central heating system. Connecting door to garage.

GARAGE

Single garage with up and over door, side door, window, power and light.

