

Total area: approx. 150.8 sq. metres (1623.5 sq. feet)



2



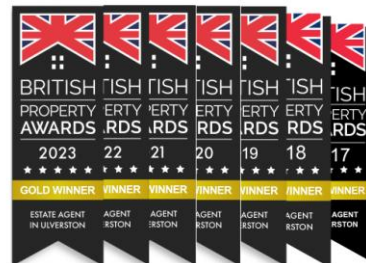
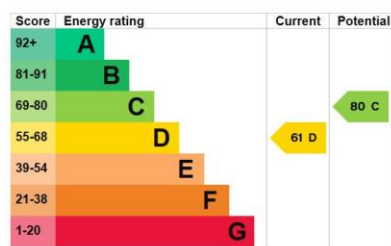
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GARAGE & PARKING



Estate Agency Act 1979

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4 Hillside Road, Ulverston, Cumbria, LA12 9LB

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fantastic family home situated in this beautiful position within the heart of Ulverston. Positioned on a lovely plot with good sized garden area to the front and further attractive gardens to rear. Elevated position offering beautiful views over the rooftops of Ulverston and the surrounding countryside. Comprising of three/four bedrooms, lounge/dining room with stove, breakfast kitchen, study/bedroom, master bedroom with dressing room and ensuite plus family bathroom, utility and store. Completing the property is a gas fired central heating system, double glazing, parking and integral garage. Offering convenient access to both the primary and secondary schools, recreational field on Central Drive and shops.



DIRECTIONS

Proceeding from the Offices of JH Homes turning up the cobbled Market Street and at the market cross turning left onto Queen Street. At the traffic lights continue straight across into Princes Street and on to Springfield Road, proceed down the dip and on leaving the dip take the 2nd turning on the left-hand side into Central Drive. Take the first turning on the right into Maple Avenue, then turn right into Hillside Road and the property can be found on the left hand side towards the head of the cul-de-sac.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/learn.watches.query>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: E

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.





Accessed through an open sheltered porch with a PVC door with double glazed insert with matching leaded and patterned side window into:

ENTRANCE HALL

Radiator, door to storage cupboard. Short flight of steps to bedrooms, bathroom and steps down to utility and garage.

LOUNGE/DINER

22' 3" x 18' 3" (6.78m x 5.56m) widest points
'L' shaped room with uPVC double glazed picture window to front offering a stunning view over the garden and rooftops of Ulverston with glimpses of Coniston Old Man, Morecambe Bay and beyond. Inset log burning stove with flagged hearth, set of PVC double glazed French doors opening to rear garden and open sun shelter. Radiators and doorway to kitchen from the dining area.

KITCHEN/BREAKFAST ROOM

9' 3" x 14' 1" (2.82m x 4.29m) widest points
Fitted with a good range of base, wall and drawer units with wood block effect work surface incorporating one and a half bowl sink and drainer and tiled upstands. Integrated electric hob with Bosch cooker hood over, electric oven, recess and plumbing for dishwasher and space for freestanding fridge/freezer. Space for breakfast table and uPVC double glazed window to rear garden.

OFFICE/BEDROOM

8' 4" x 6' 2" (2.54m x 1.88m)
Currently used as a home office but could be utilised as a single bedroom if required. UPVC double glazed window to rear and access to mezzanine loft storage area.

FIRST FLOOR LANDING

Two storage cupboards, one with coat hooks with a shelf and storage cupboard above plus further double door cupboard that is shelved for airing purposes and upper storage space.

BEDROOM

13' 0" x 11' 1" (3.96m x 3.38m)
Master suite with adjacent dressing room and ensuite shower room. Double room with coving to ceiling, radiator, electric light and power points. UPVC double glazed picture window with two tilt and turn opening panes offering views over the garden and rooftops of neighbouring properties towards Morecambe Bay, Hoad Hill and Monument with Coniston Old Man also visible to the side in the distance. Connecting door to dressing room and shower room.

DRESSING ROOM

6' 4" x 7' 9" (1.93m x 2.36m)
Fitted wardrobe with two mirrored panel doors, uPVC double glazed window offering the same lovely aspect as the bedroom and radiator. Door to ensuite shower room.

ENSUITE

3' 0" x 7' 9" (0.91m x 2.36m)
Glazed folding door to tiled shower cubicle with Mira electric shower, WC and wash hand basin in set to a vanity unit with storage under and mirror, light and shaver point. Electric towel rail, half tiling to walls and borrowed light at high level from the dressing room.

BEDROOM

11' 1" x 9' 6" (3.38m x 2.9m)
Double room situated to the rear with built in double wardrobe offering hanging space and upper storage cupboard. Radiator, electric light and power points. UPVC double glazed window to rear overlooking the rear garden and Primary School playing field beyond.

BEDROOM

8' 4" x 7' 9" (2.54m x 2.36m)
Further room with built in double wardrobe, radiator, electric light and power. UPVC double glazed window to rear.

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)
Fitted with a modern, white, three piece suite comprising of bath with curved glazed shower screen, over bath Triton shower and corner mixer tap, WC with push button flush and wash hand basin with mixer tap inset to vanity unit with storage under, glass shelf and mirror over.

Electric shaver point, white ladder style towel radiator and half tiling to walls with additional tiling to splashbacks. UPVC double glazed window to front with patterned glass pane and ceiling light and light and fan combination over bath.

LOWER GROUND FLOOR

PLAY ROOM

8' 4" x 9' 5" (2.54m x 2.87m)
Radiator light and power sockets.

UTILITY ROOM

12' 8" x 6' 10" (3.86m x 2.08m)
UPVC double glazed pattern glass window, recess and plumbing for washing machine, vent for dryer, stainless steel sink with mixer tap, tiled splashback and a double door storage cupboard under. WC with Sani-Flow system, radiator and door with step to under house storage area and access point.

GARAGE

19' 5" x 12' 1" (5.92m x 3.68m) widest points
Single garage with remote controlled electric roller door. Workshop space with workbench area and storage cupboards. UPVC double glazed window to side, electric light, power points, electric circuit breaker control point and meter.

EXTERIOR

Mature garden which has been meticulously well maintained and presented by the current owners. Sloping tarmac drive with turning space leading to garage. Sloping lawn, attractive raised borders and rockery stocked with a wide variety of shrubs, bushes and plants. Sunny aspects and sleeper steps leading up to a lovely front veranda/patio positioned in front of the lounge window to take full advantage of the views. At the side there is gated access to a path which has a useful log store and access to a under house store with electric light. To the rear is a lovely garden offering a good degree of privacy and sunlight, lawn and well-stock borders again with a wide variety of plants and a pleasant, sizable patio area which gives access to a lean to conservatory/sunroom. The open conservatory is a lovely feature with glazed sliding doors and the glazed roof offering all year-round seating with French doors opening to the dining area of the house.

