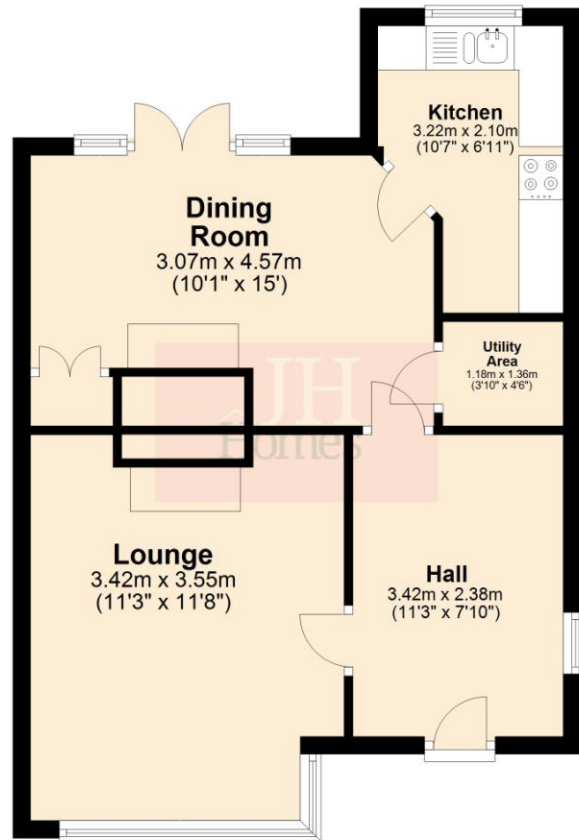


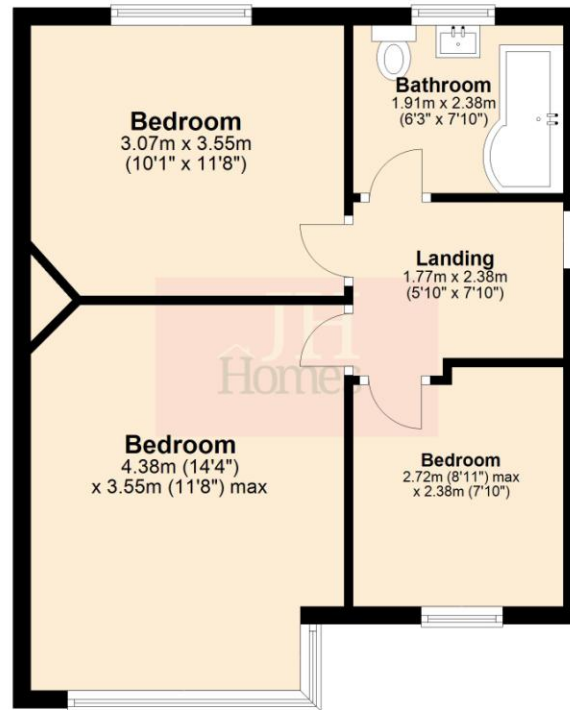
### Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

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.



# JH Homes

# £345,000



2



3



1



PARKING

# 24 Lyndhurst Road, Ulverston, LA12 0EG

For more information call **01229 445004**

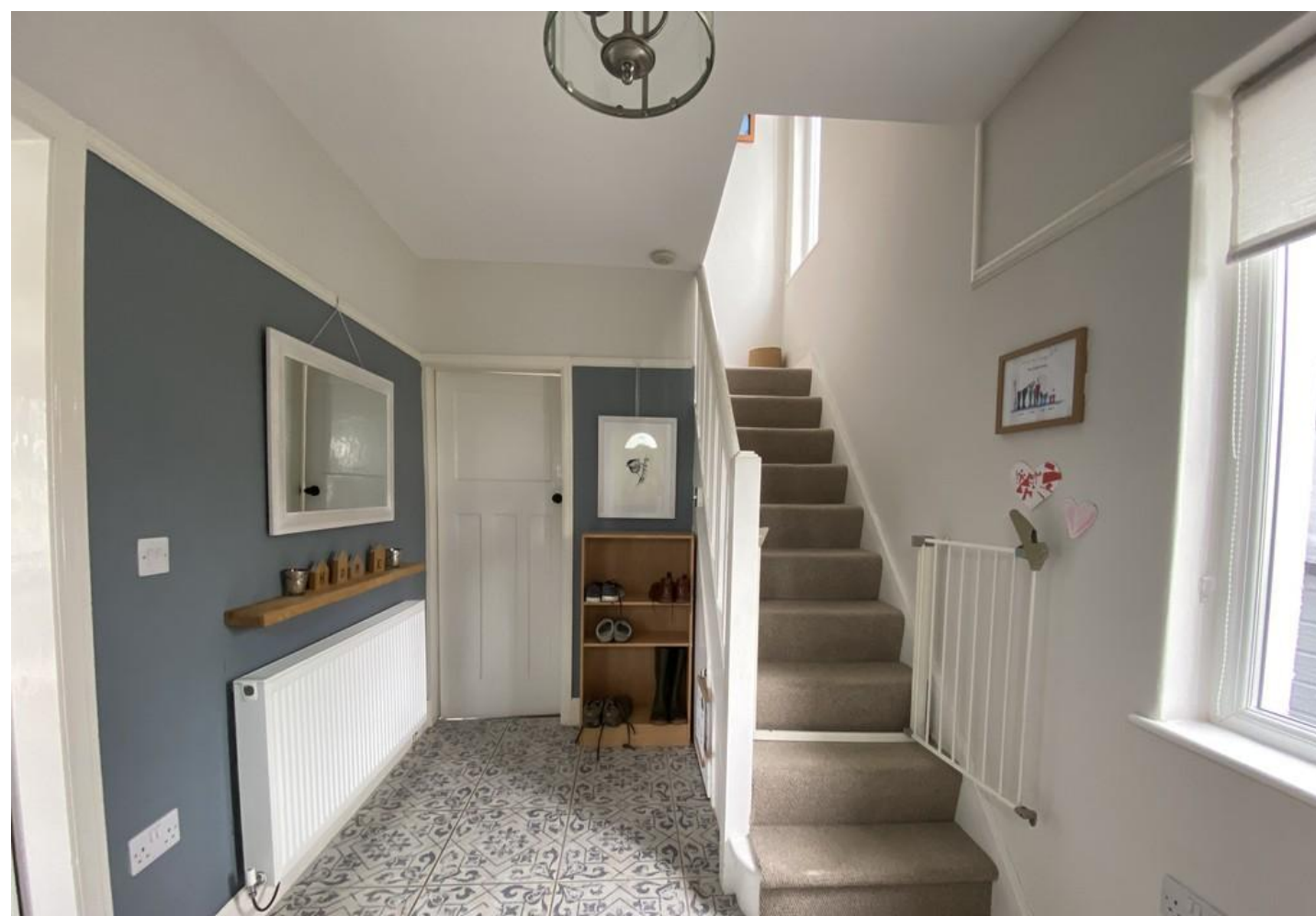
2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

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

They say walking into a house you will sometimes just get a feeling that its meant to be, this is one of those homes. Perfectly formed this family home is also situated in an amazing area which offers convenient access within walking distance of Ulverston town centre, local primary and secondary schools and the railway station.

Walking through the door you will see that the property has been sympathetically upgraded to include works on the electrics and re-rendering, this has all be done whilst keeping the original doors, picture rails and the great storage not always found in newer style homes. Offering lounge with box style bay window, dining room with patio doors giving access to the garden meaning its great for bringing the outside in, kitchen which although slightly on the small side offers a great amount of storage, two double bedrooms, further good sized single room and family bathroom. Being situated near the arch between the popular streets of Spring Field Road and Lyndhurst Road means that the garden backs onto other gardens, views of the hills between the houses opposite as well as a great feeling of space both inside and out. Completing this family home is parking to the front, easy to maintain front garden, great sized rear garden with lawn and patio as well as a gas central heating system and mostly double glazed.

On top of all of this the sellers are adorable making it a honour to be able to help them sell this home so that they can move onto their next chapter. As Mary Poppins would say "practically perfect in every way".



#### DIRECTIONS

From the office of J H Homes proceed up the cobbled market street, turn left onto Queen St and at the traffic lights proceed straight across onto Springfield Road. Continue past the UVHS School and Sixth Form. Turning opposite into Lyndhurst Road, continue nearly to the top and just before the road bends round to the left the property can be found on the left hand side.

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

<https://what3words.com/inspected.select.dearcut>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a PVC door with opaque glazed inserts into:

### ENTRANCE HALL

11' 3" x 7' 10" (3.43m x 2.39m)

Tiled floor, ceiling light point, radiator, uPVC double glazed window to side and stairs to first floor with under stairs storage. Doors to lounge and dining room.

### LOUNGE

11' 3" x 11' 8" (3.43m x 3.56m)

UPVC double glazed window to front and side with leaded panes overlooking the front garden with views between houses to the fields in the distance. Feature, fireplace with tiles hearth, wooden mantle and surround with gas fire and alcoves to both sides. Ceiling light point, picture rail and radiator.

### DINING ROOM

10' 1" x 15' 0" (3.07m x 4.57m)

Wooden patio doors flanked by double glazed windows leading to the patio seating area, ceiling light point and radiator. Under stairs cupboard for storage with wall mounted Worcester boiler, plumbing and space for washing machine, power points and light. Further cupboard with shelving and open, feature fire with tiled hearth back and surround and wooden exposed floorboards.

### KITCHEN

10' 7" x 6' 11" (3.23m x 2.11m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl ceramic style sink with swan necked mixer tap. Space for upright fridge freezer, integrated oven and four ring hob with cooker hood over and under counter slimline dishwasher. Tiles splash backs, tiled floor, two ceiling lights and radiator. UPVC double glazed window to rear and smaller single glazed opaque window to side.



### FIRST FLOOR LANDING

UPVC double glazed window, ceiling light point, access to loft with drop down ladder and doors to bedrooms and bathroom.

### BEDROOM

14' 4" x 11' 8" (4.37m x 3.56m) widest points

Double room with uPVC double glazed window to front with views to the fields and hills over the road, ceiling light point, picture rail and radiator.

### BEDROOM

10' 1" x 11' 8" (3.07m x 3.56m)

Further double room with uPVC double glazed window over looking the garden and allowing exceptional amounts of light. Ceiling light point, picture rail, radiator and cupboard with shelving and hanging space.

### BEDROOM

8' 11" x 7' 10" (2.72m x 2.39m) widest points

Currently used as a study but would make a perfect nursery or single room. Wooden exposed floorboards, ceiling light point and radiator. UPVC double glazed window with leaded panes looking towards the hills in the distance.



### BATHROOM

6' 3" x 7' 10" (1.91m x 2.39m)

Fitted with a white three piece suite comprising of panelled 'P' shaped bath with mixer taps and mixer shower over, vanity unit housing sink with mixer tap and low level, dual flush WC. Tiled to wet areas, laminate style flooring, ceiling light point and radiator. Opaque uPVC double glazed window to rear.

### EXTERIOR

To the front is ample off street parking and easy to maintain garden with slate chipping wand and border with well done stabling plants and shrubs including a buddleia and hydrangea.

To the side is a gate leading to the rear garden. The rear offers seating areas with slate paving and space for a shed. Mainly laid to lawn with slate chipped borders which offer ample space for pots and are planted with trained apple trees a further raised seating area offer a perfect place to enjoy the afternoon sun.

