



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

DIRECTIONS

From the office of JH Homes turn right down the cobbled market street. At the roundabout take the third turning to the side of the Ford Garage onto The Ellers. At the end turn right onto the Coast Road, pass under the railway bridge and take the first left into Watery Lane, take the first right onto Well Lane and the property is on the left towards the bottom of the road.

The property can be found by using the following "What Three Words" <https://what3words.com/shuffle.linguists.fiery>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council.
SERVICES: Mains water, gas, drainage and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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 **£279,000**



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**41 Well Lane,
Ulverston, LA12 9BS**
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional semi detached property situated in this most convenient location close to Lightburn Park, Ulverston Town Centre and its amenities. Excellent family home which has been extended to offer a great sized dining room/kitchen space. Attractive front, rear gardens and comprising of open fronted porch, entrance hall, lounge, dining room, kitchen, side porch with WC and shower room plus three bedrooms to the first floor. Gas central heating system, double glazing, two wood burning stoves and good standard of presentation. Perfect for the family buyer and early viewing is invited and recommended.



Accessed through an open porch with pitched roof, slate flagged floor through a wooden half glazed door opening into:

ENTRANCE HALL

UPVC double glazed window to side, staircase to first floor and built in cupboards for general storage purposes. Grey wood grain effect flooring, door to useful under stairs cupboard and internal doors to lounge and dining room/kitchen.

LOUNGE

13' 11" x 11' 1" (4.24m x 3.38m)

Cosy living space with central fireplace, timber lintel, slate hearth and Esse stove. High gloss wood grain laminate flooring, two UPVC double glazed windows, modern column radiator, electric light and power points. Fold down table attached to wall.

DINING ROOM

11' 1" x 14' 2" (3.38m x 4.32m)

Offering a versatile and excellent sized room with dining area and island divide to the kitchen area. "Baby Aga" stove set on a slate hearth with wooden mantel shelf over and cupboard to under stairs housing the Worcester boiler for the central heating and hot water systems. Further door to a utility cupboard with space for washing machine and dryer above.

KITCHEN

7' 4" x 17' 4" (2.24m x 5.28m)

Fitted with a modern range of base, wall and drawer units with wood effect block effect work surface extends to a breakfast bar island overlooking the dining area/family room. Incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap, integrated electric hob, low level electric oven, recess and plumbing for dishwasher and space for fridge freezer. UPVC double glazed window overlooking the garden, radiator, open fronted display shelf and slate shaded tiled flooring. PVC door with double glazed inserts to side.

PORCH/LOBBY/WC

Pine clad with Perspex corrugated roof and solid wooden door to rear garden. Further sliding door with access to WC and wash hand basin. Access to store and bolted secure door to front.

FIRST FLOOR LANDING

UPVC double glazed window, double doors to a wardrobe area and access to all bedrooms and shower room.

BEDROOM

12' 9" x 11' 1" (3.89m x 3.38m) widest points

Double room situated to the rear with a range of wardrobes to one wall, wood grain effect flooring, ceiling light point and radiator. Access to loft.



SHOWER ROOM

6' 0" x 5' 11" (1.83m x 1.8m)

Fitted with a quadrant shower cubicle with thermostatic shower, WC with push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboard under and matching cupboard over. Tiling to shower cubicle, tall chrome ladder style towel radiator and UPVC double glazed window with pattern glass pane to rear. Inset lights to modern panelled ceiling and tiled floor.

BEDROOM

12' 3" x 9' 8" (3.73m x 2.95m)

Further double room with radiator behind a decorative cover, light wood grain effect flooring and ceiling light point. UPVC double glazed window to front.

BEDROOM

9' 3" x 7' 4" (2.82m x 2.24m)

Single room with pine clad ceiling, recessed open cupboard and wood grain laminate flooring. Radiator, UPVC double glazed window to front offering an aspect towards the green and road beyond.

EXTERIOR

To the front of the property is a lovely forecourt garden which is well tended with low returning wall and open access to a flagged forecourt with young hedge to side. Well stocked borders, veranda and outside power socket. Flagged path to side.

To the rear is a most attractive and enclosed garden. Well presented with a slate patio area giving access to a slate chipping path and seating area. Area of lawn with mature shrubs, bushes and raised planter. To the corner of the garden is an excellent garden room with double glazed windows.

