

TOTAL FLOOR AREA: 962 sq ft (89.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, niches, alcoves and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The spaces, systems and equipment shown herein are based on plans and no guarantee as to their operability or efficiency can be given.
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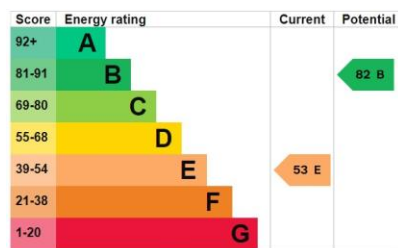
DIRECTIONS

Leaving the office of JH Homes proceeded up the cobbled Market Street, at the market cross turn left onto Queen Street. Continue to the end of Queen Street and at the traffic lights continues straight across into Princes Street. Following the road pass the railway station entrance to the right and then past Ulverston Victoria High School and Sixth Form on the left. Proceed through the dip and as you climb out take the first turning on the right onto Urswick Road, as you proceed into Urswick Road. The property is situated on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/regularly.spelling.depend>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: E
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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.



OIEO £360,000



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GARAGE & PARKING

**Hill Croft, 1 Urswick Road,
 Ulverston, Cumbria, LA12 9LG**

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Rare opportunity to purchase an individual detached property situated in this popular and prestigious location within the popular market town of Ulverston. Set on a pleasant plot elevated from the road, parking, landscaped front garden, garage and with pleasant enclosed rear garden. Offering three/four bedrooms, making it perfect for a range of buyers from the family to the retired purchaser looking for a quality home in an excellent position. Gas central heating system, uPVC double glazing and comprises of entrance hall, kitchen, lounge, dining room/bedroom, bedroom and bathroom with four-piece suite with two further bedrooms, WC and loft room to the first floor. Offered with early and vacant possession with no upper chain this great property is recommended for early viewing to appreciate its excellent position and superb potential on offer.



PVC door with double glazed feature leaded inserts opening into:

ENTRANCE HALL

Radiator, staircase to first floor and access to all ground floor rooms.

LOUNGE

13' 4" x 14' 7" (4.07m x 4.45m) widest points

Situated to the rear of the property with double glazed bay window offering an aspect over the rear garden with fitted blinds. Coving to ceiling, fitted gas fire with display areas to side and TV stand. Ceiling light point and power.

KITCHEN

18' 2" x 8' 11" (5.54m x 2.74m) widest points

Fitted with a range of limed Oak style base, wall and drawer units with complimentary work surface incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Neff gas hob, low level electric oven with cooker hood over, built in dishwasher, washing machine and space for fridge freezer. Wood grain effect flooring with border, door to under stairs store housing the fuse box and electric meter. Double glazed windows to front and side elevation with fitted blinds and a half glazed PVC door to side.

DINING ROOM/BEDROOM

10' 9" x 12' 7" (3.30m x 3.86m)

Double glazed windows to front and side with fitted blinds, two radiators, ceiling light point and power.

BEDROOM

10' 10" x 12' 0" (3.32m x 3.68m)

Double room to rear with uPVC double glazed window with fitted blind looking to the rear garden. Built in double wardrobe with mirrored fronts, radiator, ceiling light point and power.

BATHROOM

6' 9" x 11' 1" (2.08m x 3.39m)

Fitted with a four piece suite comprising of tiled panel bath with side mounted mixer tap, glazed shower cubicle with Mira thermostatic shower, WC with push button flush and wash hand basin inset to vanity cupboard with space under and mirror over. Louvred doors to airing cupboard with radiator. Tiled walls, tile effect vinyl flooring, ladder style towel radiator, Dimplex electric fan heater and uPVC double glazed window to the side.

FIRST FLOOR LANDING

UPVC double glazed window to the bottom of the stairway and landing giving access to two bedrooms, loft room and WC.

WC

4' 4" x 4' 6" (1.33m x 1.39m)

Two piece suite comprising of WC and pedestal wash hand basin with mirror fronted bathroom cabinet and shaver light. Half tiling to walls, radiator and uPVC double glazed pattern glass window.



BEDROOM

9' 10" x 12' 4" (3.00m x 3.77m) inc wardrobe

Double room with two uPVC double glazed windows to front offering a pleasant aspect over the rooftops of Hallfield opposite and beyond towards the hills in the distance. Sliding door wardrobe, two radiators and white painted timbers to ceiling.

BEDROOM

9' 3" x 14' 4" (2.83m x 4.39m) widest points

Further double room with two uPVC double glazed windows to rear. White painted timbers to ceiling, two radiators, ceiling light point and power.

LOFT ROOM

9' 1" x 10' 2" (2.79m x 3.11m)

Useful area offering easy access storage with reduced head height, British Gas boiler for the central heating, hot water storage tank and cold water storage tank.

EXTERIOR

To the front the property has the advantage of a brick set driveway and access to the garage. The front garden has been landscaped with a raised patio area, flagged perimeter, central flagged cartwheel feature and shingle surround. Mature holly hedge to front screening the road with beach hedge to side and borders with shrubs and bushes. PVC door to side giving access to side.

The side of the property has a useful enclosed area perfect for storage of bins with further PVC door and panelling giving screening and access to the rear garden.

Excellent rear garden is a level, enclosed space with flagged pathway and patio area with the central grass area and borders to the perimeter. Superb potential for landscaping to the new owner's requirements.

GARAGE

18' 1" x 9' 0" (5.51m x 2.74m)

Up and over door, electric light, power, shelving and half glazed PVC door opening to rear garden.

