



JH
Homes

£210,000



DIRECTIONS

From the Ulverston office proceed up Market Street and turn left onto Queen Street. Continue to the traffic lights where you meet the A590. Turn right as though heading towards Dalton. Proceed through Swarthmoor keep on this road carrying straight on at the round-about until you come to the crossroads where you can turn left to Great Urswick. Proceed through the village of Great Urswick, out of the village, past the school and as you enter Little Urswick continue a short distance where the property can be found on the right hand side just before the turn into Greenbank Gardens.

GENERAL INFORMATION

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

The property can be found by using the approximate "What Three Words" <https://what3words.com/fond.palms.trend>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |



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GARAGE & PARKING

**Florentine Cottage, Little Urswick,
 Ulverston, LA12 0PR**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

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Traditional cottage property situated in the popular Low Furness village of Little Urswick. The property is offered vacant with no upper chain and offers accommodation that whilst requiring modernisation and upgrading will be superb for the right buyer. Set on a pleasant plot with off road parking, garage and rear garden. Comprising of porch, lounge, kitchen/diner, three bedrooms and bathroom. Complete with electric heating, glazed windows and offering a great opportunity for development into an excellent village property. The village itself offers nearby primary school a short walk away, village green and public house in the adjacent village of Great Urswick. With good road access to both Ulverston and other surrounding towns and villages and the properties considered suited to a wide range of buyers with early viewing both invited and recommended to appreciate the potential on offer.



Accessed through a half glazed door into:

PORCH

Pine clad with single glazed windows and fitted blind. Multi paned wooden front door opens to lounge.

LOUNGE

20' 2" x 14' 1" (6.16m x 4.30m)

Windows to the front and side with secondary glazed panes, two night storage heaters and open tread pine staircase to first floor. Glazed door to rear and borrowed light window connecting to kitchen.

KITCHEN/DINER

15' 7" x 9' 1" (4.75m x 2.79m)

Fitted with a range of older style base, wall and drawer units with patterned work surfacing incorporating double drainer stainless steel sink unit and recess for appliances under. Electric hob and oven, with space for dining table and electric storage heater. Secondary glazed windows to side and rear. Multi pane door gives access to a rear porch with door to garden.

FIRST FLOOR LANDING

Landing with storage heater, access to bedrooms, shower room and airing cupboard with lagged tank.

BEDROOM

14' 4" x 10' 0" (4.38m x 3.06m)

Two partially secondary glazed windows to front, double room with electric light and power.

BEDROOM

8' 6" x 7' 11" (2.59m x 2.41m)

Sliding doors to built in wardrobe with secondary glazed window to side.



BEDROOM

9' 2" x 8' 9" (2.80m x 2.67m)

Half secondary glazed window to rear offering an aspect to the garden and village and countryside beyond.

SHOWER ROOM

6' 3" x 6' 1" (1.91m x 1.87m)

Comprising of shower cubicle with electric shower, pedestal wash hand basin and WC. Electric towel rail, electric wall heater, part secondary glazed window to rear garden and countryside beyond.

EXTERIOR

Gated access to a small driveway with front patio seating area and raised border.

To the rear are gates to a driveway and access to single garage. The garden is grassed with shrubs and bushes and offers pleasant sunny aspects.

GARAGE

16' 9" x 8' 9" (5.11m x 2.68m)

Single garage with double doors and lean to greenhouse to side.

