

Total area: approx. 99.6 sq. metres (1072.3 sq. feet)

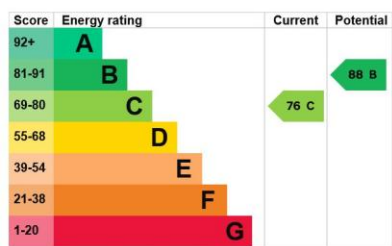
**DIRECTIONS**

Proceeding along the Coast Road from Ulverston Or Barrow, upon reaching the roundabout take the road to Rampside, proceed along with the tower on your left and after passing the Clarke's Hotel take the turning on the right onto Waver Court, after a short distance the property can be found on the right hand side.

The property can be found by using the following approximate "What Three Words" <https://what3words.com/vent.eaten.scripted>

**GENERAL INFORMATION**

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



**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** **£320,000**



1



3



2



**GARAGE & PARKING**

**5 Waver Court, Rampside,  
Barrow-in-Furness, LA13 0PR**

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)

Modern detached home situated in a cul-de-sac position in the popular area of Rampside adjacent to Morecambe Bay. Owned since its original construction by Leck Construction and has been very well maintained and cared for throughout the current ownership. Well presented and offering a good standard of presentation throughout with accommodation comprising of hall, WC, kitchen, lounge/diner, three bedrooms, the master having an ensuite and family bathroom. Double width parking, integral garage and lovely sunny rear garden which borders onto the Farmland beyond. Complete with gas fired central heating system and uPVC double glazing the properties ready for immediate occupation and will be appreciated upon early viewing. The location offers excellent access to the Coast Road and Barrow-in-Furness as well as the peninsular of Rampside and with its Sailing Club and access to Peil Island.



Accessed through a modern black composite front door with leaded and pattern glass panes opening into:

#### ENTRANCE HALL

Radiator, woodgrain effect laminate style flooring that also continues to the Kitchen and WC. Doors to lounge, kitchen and WC.

#### WC

3' 2" x 6' 6" (0.97m x 1.98m)  
Modern two piece suite comprising of pedestal wash hand basin with mixer tap and WC with push button flush. Extractor fan, radiator and woodgrain effect laminate style flooring.

#### KITCHEN

10' 2" x 6' 11" (3.1m x 2.11m)  
Recently fitted kitchen with a range of shaker style base, wall and drawer units with metallic handles, complemented with a light wood grain effect work surface and matching upstands. Inset single sink and drainer with mixer tap, Stoves glass topped gas hob with glass splashback and Candy cooker hood over and Bosch electric oven under. Integrated fridge and freezer and slimline dishwasher. Inset lights to ceiling, uPVC double glazed window to front with blind, radiator and woodgrain effect laminate style flooring.

#### LOUNGE/DINER

9' 10" x 20' 5" (3m x 6.22m)  
UPVC double glazed window with fitted blind, PVC door and matching side windows with fitted blinds giving access to rear garden and open countryside beyond. Central feature, fireplace with wooden surround, polished granite style inset and hearth with living coal flame effect gas fire. Two radiators, ample power sockets, three wall light points and coving to ceiling. Staircase to first floor with feature wooden handrail, newel post and painted spindles with door to understairs store.

#### FIRST FLOOR LANDING

Modern doors to bedrooms and bathroom with further door to airing cupboard with shelving and radiator. Loft access.

#### MASTER BEDROOM

9' 3" x 15' 0" (2.82m x 4.57m)  
Double room with uPVC double glazed tilt and turn window and fitted blind. Radiator, power sockets and central ceiling light point. Connecting door to ensuite.

#### ENSUITE

9' 3" x 5' 1" (2.82m x 1.55m) widest points  
Fitted with a three piece suite in white comprising of glazed shower cubicle with tiled surround housing Mira electric shower, vanity unit with high gloss granite effect surface, storage cupboards under, concealed cistern WC and inset wash hand basin with mixer tap and mirror above. Tiled splashbacks, radiator, modern grey woodgrain effect laminate flooring, ducted extraction and uPVC double glazed window.



#### BEDROOM

8' 8" x 11' 2" (2.64m x 3.4m) widest points  
Double room situated to the rear with radiator, power points and ceiling light point. UPVC double glazed tilt and turn window with fitted blind offering a fabulous aspect over open fields.

#### BEDROOM

8' 8" x 8' 11" (2.64m x 2.72m)  
UPVC tilt and turn window to rear offering a fabulous aspect over open fields, radiator, power sockets and ceiling light point.

#### BATHROOM

6' 5" x 7' 9" (1.96m x 2.36m)  
Modern suite comprising of panelled bath with mixer tap, shower fitting with rail and tiled surround, vanity unit in a lightwood grain effect with cupboards for storage, concealed cistern WC with push button flush and inset wash hand basin with mixer tap. LED lights, light grey laminate woodgrain effect flooring, tall chrome ladder style towel radiator, uPVC double glazed pattern glass window and extractor fan.

#### EXTERIOR

To the front of the property is a double width brick set driveway and access to the integral garage. Front lawned area and access to both sides of the property leading to the rear garden.  
Fabulous rear garden space which is approximately south-westerly for maximum sunlight. Open aspects beyond the garden over the surrounding farmland that adjoins the garden. Patio, flagged seating area, lawned area and offers a lovely space with the sun throughout the day.

#### GARAGE

15' 1" x 9' 3" (4.6m x 2.82m)  
Up and over door, electric light and power with the circuit breaker control points and housing the central heating boiler for the hot water systems. Plumbing for washing machine and area of worksurface.

