

Total area: approx. 116.5 sq. metres (1254.5 sq. feet)

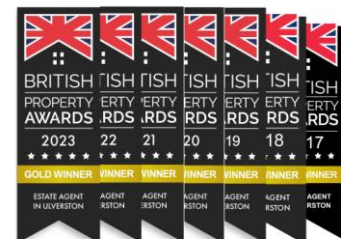
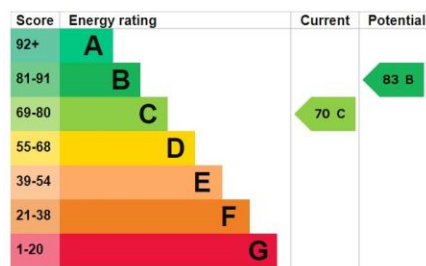
DIRECTIONS

On entering the village from the Ulverston direction, after the pedestrian crossing turn immediately right towards the Village Green. Take the first turn on the right again into Low Farm Close where the property can be found second on the left as the road rises around the corner.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/animals.food.snowstorm>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, electric and water are all connected
PLEASE NOTE - The property has a right of access through the neighbouring property for removal of bins etc.



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

£245,000



1



4



1



GARAGE & PARKING

3 Low Farm Close, Lindal,
Ulverston, Cumbria, LA12 0NZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Substantial modern terraced home situated in this popular village. Well presented and offering excellent accommodation suited to a range of buyers including the family purchaser. With gas central heating system, uPVC double glazing and presented to a good standard of internal presentation. Comprising of entrance hall, lounge, kitchen/diner, four bedrooms and bathroom with integral garage, off road parking to the front and a garden area to rear. The location is just off the village green with close proximity to a local primary school and good access to the A590 to Ulverston and Barrow-in-Furness. In all an excellent property with the benefit of no upper chain and early occupation available. Early viewing highly recommended.



Accessed through a mahogany shaded PVC door with double glazed inserts into:

ENTRANCE HALL

Coat hooks to wall, radiator, door to lounge and stairs to first floor.

LOUNGE

17' 7" x 11' 3" (5.36m x 3.43m)
Ceiling light point, coving to ceiling, uPVC double glazed window to front, radiator and recess for electric fire with power socket and tiled hearth. Door to kitchen/diner.

KITCHEN/DINER

9' 8" x 21' 4" (2.95m x 6.5m)
Kitchen Area
Fitted with a range of base, wall and drawer units with light patterned work surface with inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated five burner gas hob with cooker canopy hood over and double oven below, built in dishwasher and fridge. Tiled flooring, connecting door to garage, PVC door with double glazed inserts and uPVC double glazed window to rear. Open to

Dining Area
UPVC double glazed window to rear garden area, radiator, ceiling light point and coving to ceiling.

FIRST FLOOR LANDING

Access to bedrooms and bathroom. Door to boiler cupboard housing the Worcester gas boiler for the heating and hot water systems with airing space. Access to the loft with drop-down aluminium ladder.

BEDROOM

12' 4" x 11' 3" (3.76m x 3.43m)
Double room situated to the front of the property with double doors to built in wardrobe, radiator and uPVC double glazed window to the front giving a lovely aspect over the village and countryside beyond.

BEDROOM

9' 8" x 11' 3" (2.95m x 3.43m)
Double room to the rear with double doors to a built in wardrobe, radiator, ceiling light point and uPVC double glazed window looking down to the rear garden and beyond neighbouring properties to open farmland.

BEDROOM

9' 8" x 10' 11" (2.95m x 3.33m)
Further double room to the rear with included bedroom furniture comprising of wardrobes, tall chest of drawers and bed side drawer unit. Radiator, power sockets and spotlight cluster to ceiling. UPVC double glazed window to rear looking over the rear garden and beyond neighbouring properties towards farmland.



BEDROOM

8' 6" x 7' 8" (2.59m x 2.34m)
Single room with door to useful over stairs wardrobe area with hanging rail and shelf. Radiator, ceiling light point and power socket. UPVC double glazed window to front offering an outlook over the village to the countryside beyond.

BATHROOM

8' 9" x 5' 1" (2.67m x 1.55m)
Modern three piece suite in white comprising of panelled bath with mixer tap, glazed shower screen and over bath shower with modern panelling around the bath, wash hand basin with mixer tap inset to vanity unit with storage cupboards under and concealed cistern WC with dual flush. Tiled upstand, glass shelf and mirror. Tall chrome ladder style towel radiator, bathroom cabinet with mirrored doors, extraction fan and tile effect vinyl flooring.

EXTERIOR

To the front of the property is a Tarmac drive in front of the garage, the front garden has also been flagged to create additional parking. Immediately to the rear of the property is a lower seating area with flagged path and gravelled borders. At the end of the garden is a set of steps leading to a raised patio with fencing to the edge and with border to the side offering a pleasant outside seating space.

GARAGE

Single garage with up and over door, electric light, power and water. Low doorway giving access to a useful under stairs storage area, plumbing for washing machine, space for fridge/freezer and gas meter box.

