



DIRECTIONS

Leaving Ulverston heading towards Barrow-in-Furness and into Swarthmoor, At the new roundabout continue straight on towards Lindal-in-Furness as you enter the village take the turning on the left just after the pedestrian crossing into London Road. Continue along to the end where the road divides taking the slight right before going over the bridge, where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/tr eaty.warbler.beauty>

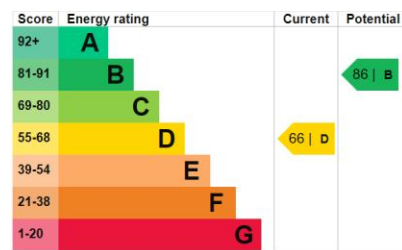
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains, gas, electric, drainage and water are 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.



£170,000



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**26 London Road, Lindal,
Ulverston, LA12 0LL**

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Double fronted cottage situated in a lovely position within the village of Lindal in Furness. Presented to an excellent standard by the current owner and reluctantly offered for sale due to relocation. Comprising of lounge, dining room, kitchen with stove and two bedrooms and a bathroom to the first floor. Pleasant garden to the rear with lawn and patio, gas central heating system and double glazing. Offered with early and vacant possession, having no upper chain and internal inspection is both invited and recommended to appreciate this comfortable home. The location offers good access to nearby open countryside and also the A590 for travel to both Ulverston and Barrow in Furness whilst the village offers a Primary School and attractive Village Green.



Accessed through a feature front door with leaded pattern glass panes with etched house number above opening into:

ENTRANCE VESTIBULE

Tiled floor, stairs to first floor and pine internal doors with latch handles to lounge and kitchen.

LOUNGE

15' 3" x 10' 9" (4.67m x 3.30m)

UPVC double glazed windows to front and rear with deep sills, central fireplace with modern wood grain effect fire surround, conglomerate inset and hearth with electric fire. Woodgrain flooring, ceiling light point and painted timbers to ceiling.

KITCHEN

15' 0" x 8' 6" (4.57m x 2.59m)

Fitted with a range of base, wall and drawer units with wood grain effect work surfacing incorporating one and a half bowl stainless steel sink and drainer with mixer tap, tiled upstands and pelmet lighting. Electric hob, low level oven as well as an eye level microwave and recess and plumbing for washing machine. Traditional stove recessed to chimney breast, radiator and tiling.

Door to under stair store housing the Worcester gas boiler for the central heating and hot water systems.

DINING ROOM

12' 8" x 8' 4" (3.88m x 2.56m)

Extended to the rear of the original house with vaulted ceiling, four Velux double glazed roof lights and set of PVC double glazed French doors to garden and two further double glazed windows. Tiled flooring, electric light and power points.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and loft.

BEDROOM

9' 1" x 10' 11" (2.77m x 3.33m)

Double room with uPVC double glazed tilt and turn opening window to front giving an outlook towards Wax Lyrical. Radiator, electric light, power and cupboard/wardrobe over the stairs with hanging rail.



BATHROOM

5' 7" x 8' 0" (1.72m x 2.45m)

Fitted with three piece suite in white comprising of WC, pedestal wash hand basin and bath with glass shower screen and shower over. Tiled to wet areas, half tiling to walls, uPVC double glazed window offering a pleasant aspect over neighbouring gardens towards the countryside in the distance, woodgrain laminate flooring and radiator.

BEDROOM

15' 0" x 8' 5" (4.58m x 2.59m)

Radiator, ceiling light point and uPVC double glazed window with tilt and turn opening pane offering a nice aspect to the front.

EXTERIOR

Pavement fronted with attractive garden area to the rear. Laid to lawn with flag stepping stones and lower flagged patio seating area. Borders to the side and access to a further flagged area in front of the wooden garden storage shed, beyond which is a gated to the rear service lane.

