



Total area: approx. 94.6 sq. metres (1018.5 sq. feet)

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 passing Pennington Lane on the right hand side before taking the second left onto Railway Terrace where the property can be found on the right hand side near the bottom.

The property can be found by using the following "What Three Words" <https://what3words.com/sensitive.ordeals.website>

GENERAL INFORMATION

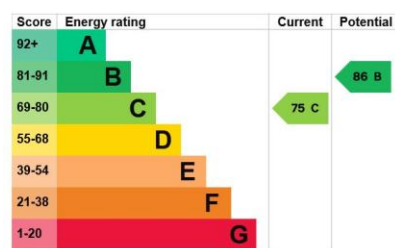
TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.

PLEASE NOTE: The neighbouring properties have a right of access across the edge of the property to the rear which leads to the garages.



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.



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GARAGE & PARKING

18 Railway Terrace, Lindal,
Ulverston, LA12 0LQ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Modern mid terraced house situated in a lovely position within the village of Lindal-in-Furness. Very well presented by the current owner and offers generous accommodation perfect for a range of buyers and considered particularly suitable to the family purchaser. Comprising of hall, lounge open to dining room and open to kitchen with three bedrooms and a family bathroom to the first floor. Complete with gas central heating system, double glazing and presented to an excellent standard throughout. Advantage of a driveway to the front and lovely sunny rear garden with patio and lawn that offers great outdoor living space for the summer months. A short distance from the property is a garage with additional parking. A super home in a lovely location that benefits from bus route, easy access to the A590 for travel to Ulverston and Barrow-in-Furness and has a village primary school. Early viewing is invited and recommended to appreciate this comfortable home.



Accessed through a feature, composite door with green exterior and half-moon double glazed leaded feature pane giving access to:

ENTRANCE HALL

Radiator, staircase to first floor and door to lounge.

LOUNGE

16' 11" x 12' 3" (5.18m x 3.74m)
UPVC double glazed window to front looking towards the driveway and open to the dining area which looks to the rear garden beyond. Door to under stairs store, radiator, electric light and power.

DINING ROOM

10' 8" x 7' 6" (3.26m x 2.29m)
Open to both the lounge and kitchen, set of PVC double glazed patio doors to the lovely rear garden. Radiator, dado rail and vinyl tiled effect flooring.

KITCHEN

10' 7" x 7' 7" (3.25m x 2.32m)
Fitted with a range of base, wall and drawer units with wood block effect work surfacing incorporating sink and drainer with tiled upstands. Moveable spots to ceiling, space and point for gas cooker with cooker hood over, recess for fridge freezer, recess and plumbing for washing machine and dishwasher. Wall mounted Vaillant gas boiler for the central heating and hot water systems and uPVC double glazed window overlooking the rear garden area.

FIRST FLOOR LANDING

Access to loft and white panel doors to bedrooms and bathroom. Further door to storage cupboard over the stairs with shelving.

BEDROOM

14' 9" x 9' 5" (4.5m x 2.87m)
Double room with radiator, electric light and power. UPVC double glazed window to front.

BEDROOM

12' 11" x 9' 2" (3.95m x 2.80m)
Further double room with radiator, electric light and power. UPVC double glazed window to rear looking down to garden.



BATHROOM

7' 4" x 6' 0" (2.25m x 1.83m)
Fitted with a three piece suite comprising of bath with telephone style combined mixer tap and shower attachment, WC and pedestal wash hand basin. Half tiling to walls, tile effect vinyl flooring, fitted mirror fronted bathroom cabinet and chrome ladder style towel radiator.

BEDROOM

7' 8" x 6' 0" (2.34m x 1.83m)
Single room accessed by way of a folding door with radiator and uPVC double glazed window to front.

EXTERIOR

To the front of the property is a brick set driveway with gravelled area to side offering seating and an area for bins if required.

To the end of the road is a turning point and access to the garage with additional parking.

The rear has the advantage of a lovely garden with southerly aspect. Well presented and designed with light flagged patio area adjacent to the property making an excellent seating area, with gravelled pathways, raised lawn and flower beds make an attractive feature.

GARAGE

16' 11" x 8' 2" (5.18m x 2.49m)
Single garage with up and over door and parking in front of the garage space.

