

Total area: approx. 82.8 sq. metres (891.4 sq. feet)

**DIRECTIONS**

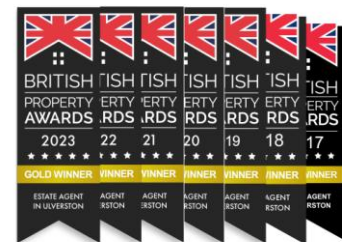
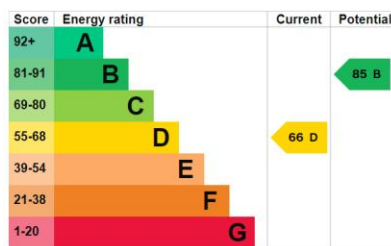
From our offices, proceed to the market cross and turn left onto Queen Street. Follow the road to the traffic lights turn left and at the next set of traffic lights take a right hand turn onto Victoria Road. Continue through Victoria Road into Park Road and turn right into Well Lane. Continue along this road turning right into Oakwood Drive before taking the first right into Lime Tree Road. The property is situated on your left hand side towards the Rake Lane end identified by a JH Homes for sale board.

The property can be found by using the following approximate "What Three Words" <https://candida.dares.patting>

**GENERAL INFORMATION**

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

PLEASE NOTE: The property will be subject to a Cumbria Wide Local Occupancy Clause. Any purchaser needs to be able to prove that they have lived or working in Cumbria for the previous 3 years. Please contact the office for further details.



**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

£215,000



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35 Lime Tree Road,  
Ulverston, LA12 9EY  
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)



Excellent family home situated in this popular residential location, perfect for a range of buyers including the family purchaser. Having been well maintained by the current owner and offering accommodation that has both been re-rendered and re-roofed over recent years and being complete with gas central heating system, uPVC double glazing, modern kitchen and shower room. Comprising of hall, lounge, dining/kitchen, rear outhouse/store with three bedrooms and modern shower room to the first floor. Gardens to both the front and rear and the property is well presented throughout. Offering convenient access to local amenities, including the nearby Co-op, supermarket and leisure facilities, as well as good access to the town centre and local schools. In all a great property in a popular area that is recommended for early viewing.



Accessed through a feature PVC door with double glazed pattern glass pane opening to:

**ENTRANCE HALL**

Radiator, uPVC double glazed window and electric meter cupboard. Stairs to first floor and modern panelled door to lounge.

**LOUNGE**

14' 1" x 14' 3" (4.29m x 4.34m)  
UPVC double glazed window to front, radiator, electric light and power points. Glazed doors to useful under stairs storage area and archway to kitchen/diner.

**KITCHEN/DINER**

8' 7" x 17' 3" (2.62m x 5.26m)  
Kitchen Area  
Fitted with a range of base, wall and drawer units with chrome pull handles, granite effect work surfacing with inset sink and drainer with mixer tap. Built in slimline dishwasher, gas hob with glass splash back and cooker hood over, built in electric oven and microwave and space for freestanding fridge/freezer. UPVC double glazed window to side and wooden door to rear porch.  
Dining Area  
Radiator, set of PVC doors with double glazed inserts to rear patio and tiled floor.

**REAR PORCH**

PVC door with glazed inserts to side and door into utility/store.

**STORE**

10' 6" x 9' 1" (3.2m x 2.77m)  
UPVC window.

**FIRST FLOOR LANDING**

UPVC double glazed window, corner storage cupboard and access to loft with drop down ladder.

**BEDROOM**

12' 11" x 10' 8" (3.94m x 3.25m) widest points  
Double room situated to the rear of the property with central light point, two inset lights to ceiling, radiator and TV bracket mounted to the wall. UPVC double glazed window to rear looking to the rear garden area.

**BEDROOM**

9' 9" x 7' 2" (2.97m x 2.18m)  
Wood grain effect vinyl flooring, uPVC double glazed window to front and radiator.



**BEDROOM**

7' 1" x 9' 9" (2.16m x 2.97m)  
Single room with built in cupboard over stairs housing gas boiler for the heating and hot water systems and uPVC double glazed window to front.

**SHOWER ROOM**

5' 6" x 6' 3" (1.68m x 1.91m)  
Fitted with a modern three piece suite comprising of pedestal wash hand basin with mixer tap, WC with push button flush and glazed shower cubical with Mira Shower. Modern tiling to walls, wood grain effect laminate flooring, uPVC double glazed pattern glass window, Manrose extractor fan and tall grey ladder style towel radiator.

**EXTERIOR**

To the front of the property there is a short flight of steps to the flagged pathway that gives access to the front of the property. The front garden is grassed with a corner patio area. The front garden space offers potential if required to be dug out to provide off road parking if needed subject to the usual permission. There is a flagged pathway leading to the side of the property with the side door giving access to the rear lobby and rooms. Following the path round to the rear there is a flagged patio with the French doors giving access to the house. This offers a pleasant seating area, and from here there is a shared flight of steps leading to the rear upper garden. The rear garden is grassed with an upper flagged seating area offering pleasant, sunny aspects. A pleasant rear garden offering good landscaping potential complementing this lovely property.

