



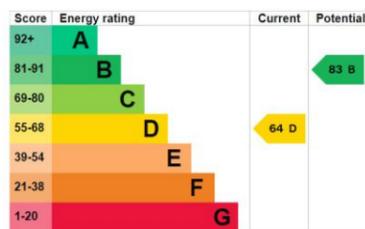
Total area: approx. 87.8 sq. metres (945.4 sq. feet)

DIRECTIONS

From traffic lights at the Coronation Hall, proceed straight across into Victoria Road. Continue along Victoria Road until you reach the T-junction taking a right-hand turning onto Well Lane, continue along Well Lane taking the second right-hand turning into Oakwood Drive and then the sixth left hand turning into Birchwood Drive. Continue along Birchwood Drive before taking the fourth turning on your right into Hest View Road where the property can be found on the left hand side. The property can be found by using the following "What Three Words" <https://what3words.com/solved.phantom.schooling>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains Gas, Electric, Water & Drainage 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.




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- 3
- 1
- GARAGE & PARKING

31 Hest View Road,
Ulverston, Cumbria, LA12 9PH
 For more information call **01229 445004**
 2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Well presented semi detached home situated in this popular and sought after location, having been improved and modernised by the current owners and offering an excellent home that will be appreciated upon inspection. Open block set front driveway and stone chipped area to front with access to the front door and garage. Comprising of open plan lounge, modern fitted kitchen/diner, three bedrooms and family bathroom to first floor. Complete with lovely enclosed rear garden that is laid mostly to lawn, gas central heating system, double glazing and is in a convenient popular location offering good access to local schools and other amenities, as well as access to Ulverston by bus or car. Early viewing is highly recommended.



Entered through a PVC door with glazed inserts into:

LOUNGE

15' 9" x 14' 6" (4.81m x 4.42m)

UPVC double glazed bay style window to front, electric fire with feature surround, radiator, ceiling light point, storage cupboard with double doors and understairs cupboard. Stairs to first floor and door to:

KITCHEN/DINER

14' 6" x 8' 0" (4.42m x 2.46m)

Fitted with a good range of base, wall and drawer units with Quartz style worktop incorporating stainless steel sink and drainer with mixer tap and matching splashback tiling. Integrated electric oven with hob and cooker hood over, space for dining table, radiator and ceiling light point. Two uPVC double glazed windows to rear and PVC door to rear garden.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to three bedrooms and bathroom.

BEDROOM

14' 0" x 8' 2" (4.29m x 2.49m)

Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

10' 0" x 7' 0" (3.05m x 2.15m)

Further double room with uPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM

9' 8" x 6' 0" (2.95m x 1.84m)

Single room with uPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

5' 10" x 6' 2" (1.78m x 1.88m)

Three piece suite comprising of paneled bath with shower over, vanity unit housing sink with mixer tap and cupboards under and concealed, dual flush WC. UPVC opaque, double glazed window to rear, tiled walls and ceiling light point.

EXTERIOR

Double driveway and garage to front with enclosed, lawned garden area to rear with a flagged patio.

GARAGE

23' 1" x 8' 5" (7.04m x 2.57m) widest points

Up and over door, light and power. pedestrian door to rear.

