

Total area: approx. 87.4 sq. metres (941.2 sq. feet)

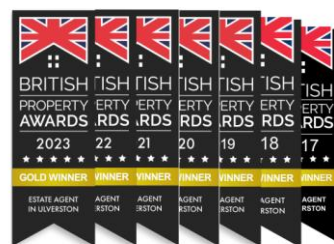
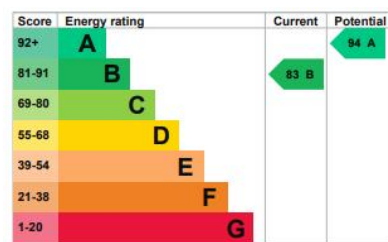
**DIRECTIONS**

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turning right at the next set of lights onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance and after Bardsea Caravan Park on the righthand side turn right into Leven Road. Take the second Forge Crescent turning on your right and the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/coupler.expansion.driftwood>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: D  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electric.



**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

£315,000



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PARKING

19 Forge Crescent,  
Ulverston, LA12 9FN  
For more information call **01229 445004**

2 New Market Street  
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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Excellent contemporary, newly built detached family home which offers ample natural light, open family spaces and excellent outside space which is perfect for outdoor dining and relaxation. Offering three double bedrooms, including a master suite and bathroom, lounge and fantastic open plan kitchen/diner complete with French doors that lead out to a generously sized garden. The property also benefits from off road parking, gas central heating system, uPVC double glazing, modifications and additional features throughout, this home provides a comfortable and sophisticated living environment. Early inspection highly advised.



Entered through a PVC door with double glazed inserts into:

#### HALLWAY

Understairs storage cupboard, door to lounge, kitchen/diner and WC. Stairs to first floor.

#### LOUNGE

12' 10" x 12' 2" (3.92m x 3.72m)

UPVC double glazed window to front, ceiling light point and radiator.

#### WC

Two piece suite comprising of pedestal wash hand basin with mixer tap and tiled splashbacks and low level, dual flush, concealed cistern WC. Radiator and ceiling light point.

#### KITCHEN/DINER

18' 0" x 15' 1" (5.50m x 4.60m)

##### Kitchen Area

Fitted with a good range of base, wall and drawer units with contrasting work tops incorporating stainless steel sink with mixer tap and matching upstands. Integrated eye level electric oven and grill, gas hob with cooker hood over and fridge/freezer. Wall mounted combination boiler, space and plumbing for washing machine, radiator and spot light to ceilings.

##### Dining Area

Two ceiling light points, two radiators, uPVC double glazed window to side and French style doors with double glazed inserts to the rear garden.

#### FIRST FLOOR LANDING

UPVC double glazed window to side, storage cupboard, access to all bedrooms and bathroom.

#### MASTER BEDROOM

12' 10" x 10' 7" (3.92m x 3.24m)

UPVC double glazed window to front, ceiling light point and radiator. Door to:



#### ENSUITE

Three piece suite comprising of low level, concealed cistern, dual flush WC, wall hung wash hand basin with mixer tap and corner shower. Tiled to wet area's, ceiling light point, ladder style radiator and opaque uPVC double glazed window to front.

#### BEDROOM

9' 7" x 9' 7" (2.92m x 2.92m)

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

#### BEDROOM

9' 6" x 8' 2" (2.91m x 2.49m)

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

#### BATHROOM

Three piece suite comprising of panelled bath with mixer tap, wall hung wash hand basin with mixer tap and low level, dual flush and concealed cistern WC. Tiled to wet area's, ceiling light point, radiator and opaque uPVC double glazed window to side.

#### EXTERIOR

Situated on a corner plot with lawned area to the front, pathway to the front door and driveway down the side. The rear garden is can be accessed through a wooden gate leading to an ample sized area which is predominantly laid to lawn with small patio area and space for shed.

