

JH
Homes

£265,000



DIRECTIONS

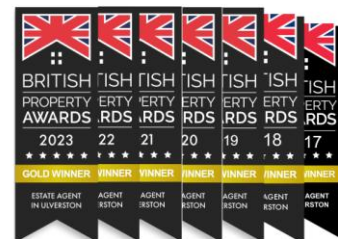
Proceeding into Great Urswick from the Swarthmoor - Birkkrigg Park direction on entering the village the property is situated on the right hand side before reaching the turn on the left, and will be identified by the pink JH Homes board.

The property can be found by using the following "What Three Words" <https://what3words.com/shrub.hardens.goggle>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected
 PLEASE NOTE: The property is likely to suited to cash buyers due to potential mortgage lending restrictions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



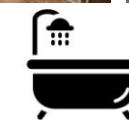
Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection 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

Bank End Barn, Church Road, Great Urswick,
 Ulverston, LA12 0SW

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Substantial semi detached property situated to the edge of the popular village of Great Urswick, now in need of complete renovation and modernisation which is reflected in the competitive asking price. The spacious accommodation offers superb potential offers three/four bedrooms, first floor lounge and attached double garage, the whole property has potential to be redesigned and imagined to any buyers own ideas. Double glazing and former central heating system that will require a new boiler as a minimum. There is a long drive to the front and good size garden to the rear offering great potential. The whole property is a great opportunity and early viewing is invited and recommended appreciate the excellent potential on offer. The village of Great Urswick is centred around the picturesque Tarn, there is a public house and nearby primary school. The location also offers excellent access to Birkrigg Common and transport links to Ulverston and Barrow-in-Furness. The property is offered vacant with no upper chain.



Accessed through a PVC door with double glazed inserts and matching side window which opens to:

ENTRANCE HALL

14' 10" x 8' 5" (4.52m x 2.57m)

Staircase to one side of the room with wooden handrail newel posts and spindle, radiator and set of sliding mirrored door wardrobes. Arch to an inner hall and doors to other ground floor rooms.

INNER HALL

Door to rear of the property, study and the bathroom.

BATHROOM

12' 10" x 15' 1" (3.92m x 4.60m)

Set of PVC double glazed patio doors with fitted blinds, radiator, partial plumbing provisions for a bathroom suite.

STUDY

5' 6" x 8' 7" (1.68m x 2.64m)

Double glazed window with blind looking to the garden, radiator, light and power.

BEDROOM

14' 5" x 13' 1" (4.39m x 3.99m) widest points

Double room situated to the front of the property with set of mirrored fronted sliding door wardrobes to one wall, radiator.

BEDROOM

11' 1" x 11' 7" (3.38m x 3.53m) plus wardrobes

Further double room with two sets of mirrored fronted sliding door wardrobes to either side, double glazed window offering an aspect to the rear garden with fitted blind and radiator.

BEDROOM

13' 6" x 11' 5" (4.14m x 3.50m)

Double room with a set of double glazed doors to side with fitted blind, radiator and door to potential ensuite area.

BOILER ROOM

10' 7" x 6' 7" (3.24m x 2.02m)

Housing former boiler and with connecting door to shower room.

SHOWER ROOM

7' 8" x 5' 11" (2.34m x 1.8m)

Comprising of WC, shower and wash hand basin. Double doors to garage.

FIRST FLOOR LANDING

16' 0" x 8' 4" (4.88m x 2.54m)

Spacious landing area with wooden handrail, spindles and newel post with radiator and full length double glazed window to front with blind giving an aspect down the driveway and towards surrounding countryside.



LOUNGE

25' 11" x 13' 1" (7.90m x 4.00m)

Central art stone fireplace with gas fire, double glazed patio doors to front and rear, the front window giving an aspect down the driveway towards the countryside beyond and the rear looking to the garden area and woodland beyond. Two ceiling light points and open access to dining area.

DINING AREA

9' 8" x 9' 4" (2.96m x 2.86m)

Full length uPVC double glazed window with blind looking to the garden space, radiator, borrowed light window to landing, ceiling and wall light point. Connecting door to landing/hall.

KITCHEN/DINER

12' 9" x 10' 10" (3.90m x 3.32m)

Partially plumbed and offers potential to create a spacious kitchen/diner, full length double glazed window and further window both with blinds giving an aspect to the garden.

SHOWER ROOM

6' 10" x 9' 6" (2.09m x 2.91m)

Partially fitted with WC, pedestal wash hand basin and shower tray. Double glazed window with blind.

GARAGE

23' 9" x 17' 10" (7.26m x 5.44m)

Electric light, power and shallow inspection pit. Twin up and over doors, gas and electric meters and connecting doors into the property.

EXTERIOR

The property is approached from a drive that offers parking with borders to either side leading to the front of the property. Raised border, access to garage and path to side of the property leading to the rear garden. The rear garden offers super potential, however, is currently overgrown and requires full landscaping. The boundary is clearly defined and there is woodland to the rear.

