



Total area: approx. 81.7 sq. metres (879.6 sq. feet)

DIRECTIONS

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. Take the right hand turn into North Lonsdale Road and continue underneath the railway bridge before taking a right and turn into Monument Way. Proceed along Monument Way keeping to the right and follow the road round to the right where the property can be found.

The property can be found by using the following "What Three Words" <https://w3w.co/snow.r relatives.book>

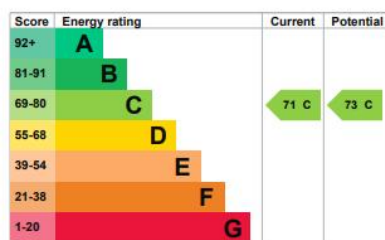
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



JH Homes

£300,000



1



2



1



GARAGE & PARKING

14 Monument Way, Ulverston, LA12 9SY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent two bedroom detached bungalow in this modern, popular and sought-after location which has been significantly improved and modernised by the current owners with solar panels, stylish kitchen, shower room, landscaped gardens including hot tub and lounge with wood burner. Presented and decorated to a good standard throughout with the accommodation comprising of entrance vestibule, cloakroom/WC, lounge, kitchen with integral appliances, two bedrooms and conservatory accessed via the main bedroom. Complete with gas central heating system, uPVC double glazing, driveway, garage and attractive garden to the rear with patio, astroturf and decking with hot tub. Early viewing is invited and recommended.



Accessed through a PVC door with decorative, glazed inserts into:

ENTRANCE VESTIBULE

Door to lounge, WC and ceiling light point.

CLOAKROOM/WC

Two piece suite comprising of WC and wash hand basin. Radiator, wall mounted combination boiler for the hot water and heating systems and uPVC double glazed window to front.

LOUNGE

19' 7" x 10' 9" (5.97m x 3.28m)
UPVC double glazed window to front, free standing wood burning stove set to tiled hearth and back, radiator and two ceiling lights. Door to inner hall and door to:

KITCHEN

12' 3" x 8' 0" (3.73m x 2.44m) widest points
Fitted with a modern range of base, wall and drawer units with worktop over incorporating sink and drainer with mixer tap and tiled splash backs. Integrated eye level oven and microwave, fridge freezer and four ring hob. Ceiling light point and uPVC double glazed window to side.

INNER HALL

Storage cupboard, internal doors to bedrooms and shower room and loft access.

BEDROOM

12' 6" x 9' 2" (3.81m x 2.79m)
UPVC double glazed French doors to conservatory, two double wardrobes, radiator and ceiling light point.



CONSERVATORY

9' 10" x 9' 10" (3m x 3m)
UPVC Double glazed windows to rear with super outlook towards the enclosed garden, radiator and ceiling light point. External double doors to patio.

BEDROOM

8' 10" x 9' 6" (2.69m x 2.9m)
UPVC double glazed window to rear, ceiling light point and radiator.

SHOWER ROOM

Modern suite in white comprising of concealed cistern, dual flush WC, wall mounted vanity housing wash hand basin with mixer tap and cupboards under and walk in shower cubicle with seat. Fully tiled to walls and floor with sunken light shelving, radiator, spot lights to ceiling and opaque uPVC double glazed window to side.

EXTERIOR

Low maintenance/stone chipped garden to front with established plants and shrubs. Extensive driveway with gate leading to garage and access to rear garden. The rear offers both flagged and an Astroturf area with deck and hot tub. Enclosed for privacy with glimpses of Hoad Monument.

GARAGE

Up and over door, power and light.

