

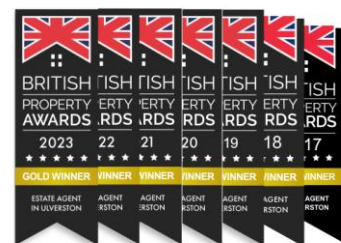
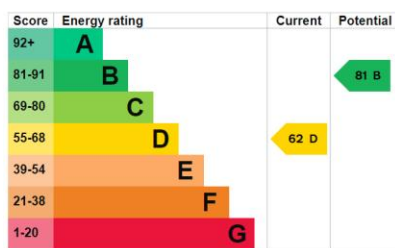
DIRECTIONS

From traffic lights at "The Hub", follow the A590 through Swarthmoor and straight on at the roundabout towards Lindal. At Pennington crossroads, turn left and continue past Great Urswick, past the General Burgoyne on your right and into Church Road, continuing past the Church, School and Village Hall on your left, where after a short distance turn left into Low House Gardens and follow the road round where the property can be found on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/plants.displays.equipment>

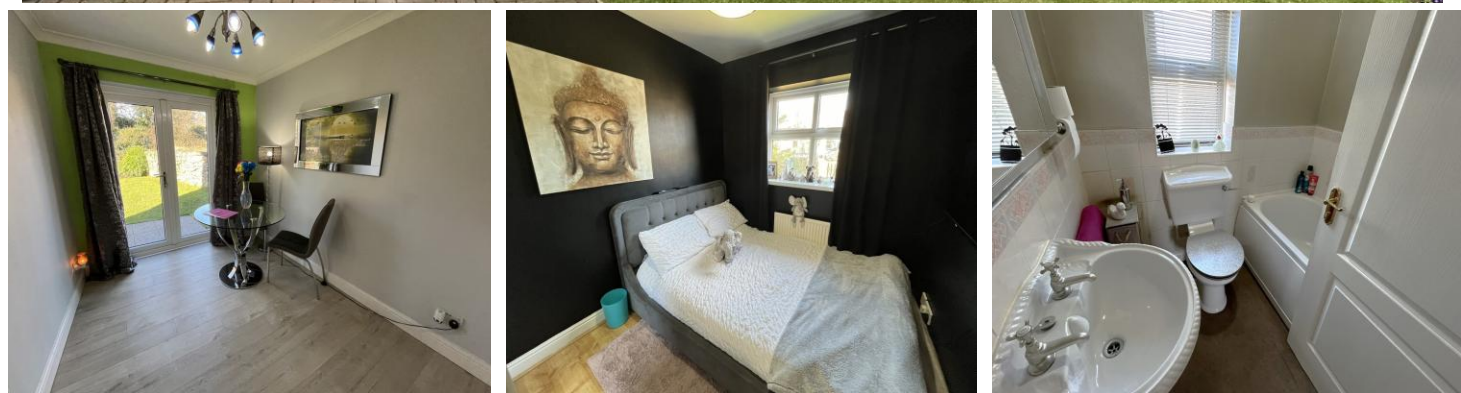
GENERAL INFORMATION

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



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.

7 Low House Gardens, Little Urswick,
Ulverston, LA12 0TF

For more information call **01229 445004**

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

Well presented modern link detached family home situated in a quiet, cul-de-sac village location. Having been well maintained and updated by the current vendor which will be appreciated upon inspection. Suited to a variety of purchasers, particularly the young family home purchaser. Comprising of entrance vestibule, downstairs WC, generous sized lounge, open to separate dining room, high quality kitchen and three double bedrooms the master with an ensuite and family bathroom. Approached by a block paved driveway with access to the front and garage. Lawn to front and enclosed garden to the rear which is perfect for enjoying afternoon sunny aspects. Complete with gas fired central heating system and uPVC double glazing.



Accessed through a PVC door into:

ENTRANCE HALL

Door to lounge, stairs to first floor, ceiling light point and door to:

WC

Two piece suite comprising of low level WC, wall mounted wash hand basin. Tiled to mid height, ceiling light point and circular window to front.

LOUNGE

14' 6" x 13' 1" (4.43m x 4.0m)
Feature, gas fire set to hearth with wooden surround and mantle, coving to ceiling, laminate flooring, ceiling light point and radiator. Two uPVC double glazed window to front and side, understairs storage, door to kitchen and open to:

DINING ROOM

9' 1" x 7' 11" (2.78m x 2.42m)
PVC French double doors to the rear garden, laminate flooring, ceiling light point and radiator.

KITCHEN

9' 1" x 8' 0" (2.78m x 2.46m)
Fitted with a range of base, wall and drawer units with contrasting worktops over incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Space and point for gas cooker, space for upright fridge/freezer, wall mounted combination boiler, ceiling light point, plinth lights and coving to ceiling. Door to rear garden, uPVC double glazed window to rear and tiled floor.

FIRST FLOOR LANDING

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

BEDROOM

11' 3" x 9' 2" (3.43m x 2.80m)
Double room with uPVC double glazed window to front, radiator ceiling light point. Door to:

ENSUITE

Modern three piece suite comprising of low level, dual flush WC, wash hand basin and shower cubicle. Half tiling to walls, opaque uPVC double glazed window to front and ceiling light point.



BEDROOM

9' 4" x 7' 5" (2.86m x 2.28m)
UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM

8' 8" x 8' 2" (2.65m x 2.50m)
UPVC double glazed window to rear, radiator and ceiling light point.

BATHROOM

Fitted with a modern three piece suite comprising of low level WC, wash hand basin and panelled 'P' shaped bath with shower over. Half tiling to walls, radiator, ceiling light point and opaque, double glazed window.

EXTERIOR

Driveway to front with garage and fully enclosed, excellent sized lawned garden with colourful shrub borders and patio adjacent to the kitchen and dining area to the rear which is perfect for entertaining. Gated access to side with pathway and planted area.

