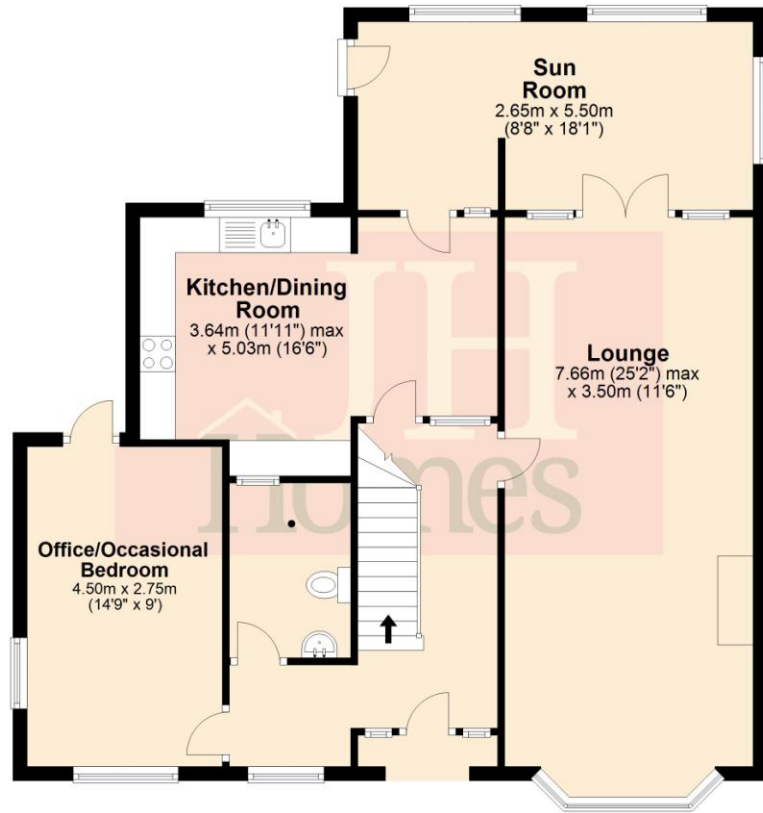


JH  
Homes

£500,000

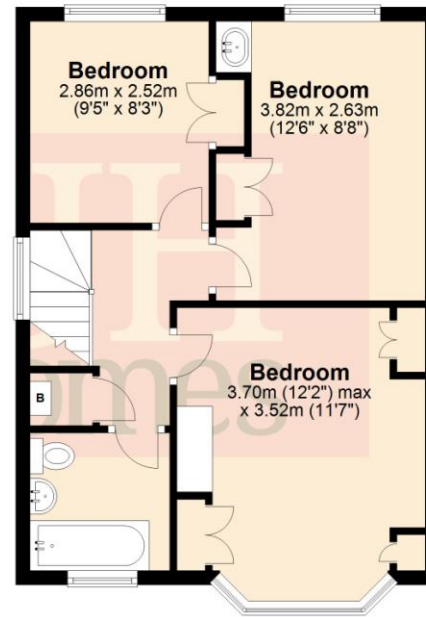
**Ground Floor**

Approx. 89.4 sq. metres (962.0 sq. feet)



**First Floor**

Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 131.3 sq. metres (1413.8 sq. feet)



2



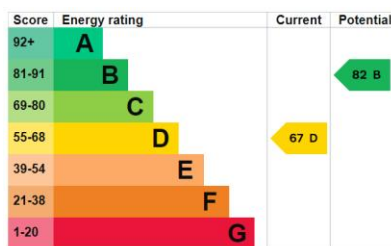
3



2



**GARAGE & PARKING**



**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

26 Rampside,

Barrow-in-Furness, LA13 0PY

For more information call **01229 445004**

2 New Market Street

Ulverston

Cumbria

LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Three bedroom family home situated within a sought after location and boasting an extremely ample plot with mature gardens all round and stunning bay views. Laid out over two floors and comprising of entrance hall, wet room, office/occasional bedroom, spacious lounge/diner, sunroom, spacious kitchen/diner and three bedrooms with views to the front and rear aspect as well as a family bathroom. Complete with gas central heating system and uPVC double glazing. Nestled in the south of the Furness Peninsula, there are many activities and attractions available from the doorstep. A short ferry ride across the bay takes visitors to Piel Island with its historic castle and charming public house. The beautiful surrounding countryside is wonderful for outdoor enthusiasts, with places to visit including the inspirational stone circles at Birkrigg Common. Barrow-In-Furness is close by with a range of day-to-day amenities and Ulverston provides further alternatives whilst the market town of Kendal is further afield with a wider range of cultural opportunities and professional services.



#### 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 head towards Barrow. Once you have passed the pitch and put golf course on your right, turn left at the roundabout into Rampside and after a short distance the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/storage.eruptions.origin>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.

PLEASE NOTE: Due to the size of the plot and subject to relevant planning applications a further dwelling could be constructed on the plot.









Entered through a PVC door with glazed inserts into:

#### **ENTRANCE HALL**

Under stairs cupboard, radiator, door to lounge, kitchen/diner and stairs to first floor. Open to a further space that has a uPVC double glazed window to front and access to ground floor bedroom and wet room.

#### **OFFICE/OCCASIONAL BEDROOM**

14' 9" x 9' 0" (4.50m x 2.75m)

Double room with two uPVC double glazed windows to front and side, ceiling light point and radiator. Door to rear.

#### **WET ROOM**

Fitted with a white suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap and electric shower with screen and floor drain. Opaque internal glazed window, ladder style towel rail/radiator, modern panelling to walls and ceiling light point.

#### **LOUNGE**

25' 1" x 11' 5" (7.66m x 3.50m)

Box bay, uPVC double glazed window to front, feature fireplace, radiator, ceiling light point and three wall lights. Double doors to:

#### **SUN ROOM**

18' 0" x 8' 8" (5.50m x 2.65m)

Three double glazed windows to rear and side, wall mounted boiler and external door to garden. Further door to:

#### **KITCHEN/DINER**

16' 6" x 11' 8" (5.03m x 3.57m) widest points Fitted with a range of base, wall and drawer units with complementary work top over incorporating stainless steel sink and drainer with mixer tap and tiled splash backs. Eye level oven and grill, electric hob, space for fridge, space for freezer and space and plumbing for washing machine. Spot lights to ceiling, internal opaque glazed window, uPVC double glazed window to rear and door to hallway and sun room.

#### **FIRST FLOOR LANDING**

Double glazed window to side access to bedrooms, bathroom and over stairs cupboard housing hot water tank.

#### **BEDROOM**

12' 1" x 11' 6" (3.70m x 3.52m)

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

#### **BEDROOM**

12' 6" x 8' 8" (3.81m x 2.64m)

Further double room with uPVC double glazed window to rear, fitted wardrobe and alcove with sink. Radiator and ceiling light point.

#### **BEDROOM**

9' 5" x 8' 3" (2.87m x 2.51m)

Excellent sized single room with uPVC double glazed window to rear, fitted drawers, radiator and ceiling light point.

#### **BATHROOM**

Modern three piece suite comprising of panelled bath with electric shower over and screen, pedestal wash hand basin and low level WC. Panelling to walls, ceiling light point, radiator and opaque uPVC double glazed window to front. Storage cupboard housing the combination boiler.

#### **EXTERIOR**

Double gates lead to driveway with parking for several vehicles. Lawned garden to front with established trees. Extensive garden to rear laid mostly to lawn extending to the coast of Morecambe Bay with excellent views.

