



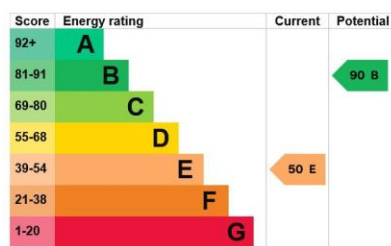
DIRECTIONS

Proceeding into the village of Stainton from the Urswick direction. Upon entering the village passing the farm with with the green on either side of the road. Continue past the next farm and as the road starts to climb out of the village, the Shieling is on the left-hand side and will be identified by our pink JH Homes 'For Sale' board.

The property can be found by using the following "What Three Words" <https://what3words.com/blur.contemplate.belt>

GENERAL INFORMATION

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



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GARAGE & PARKING

Shieling, Stainton With Adgarley,
 Barrow-in-Furness, LA13 0NQ

For more information call **01229 445004**

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

Excellent opportunity to purchase a substantial detached property situated in the popular Low Furness Village of Stainton with Adgarley. Offered For Sale with vacant possession, having no upper chain, set on a generous plot with good off-road parking and offers accommodation suited to a wide range of buyers including the family purchaser. In need of general modernisation and refurbishment but offers superb potential with spacious accommodation comprising of entrance hall, lounge, breakfast kitchen, dining room, conservatory, two ground floor bedrooms, wet room and two further bedrooms and a second shower room. Completed with oil fired central heating system, double glazing and pleasant gardens to front and rear. The location offers convenient access not only to nearby Dalton and Barrow, but also Ulverston.



Accessed through a traditional style front door which opens into:

ENTRANCE HALL

Access to ground floor rooms and stairs to first floor.

LOUNGE

18' 8" x 11' 11" (5.69m x 3.63m)
Two wood framed double glazed windows to front and side with the front window overlooking the pleasant garden, two radiators and two ceiling light points.

DINING ROOM

9' 11" x 10' 5" (3.02m x 3.18m)
Open access to conservatory.

CONSERVATORY

7' 6" x 8' 4" (2.29m x 2.54m)
PVC double glazed construction with polycarbonate style roof, door to rear garden and radiator.

KITCHEN

9' 11" x 11' 11" (3.02m x 3.63m)
Fitted with a range of base, wall and drawer units with light patterned wood edged work surface incorporating one and a half bowl sink and drainer with mixer tap positioned in front of a double glazed window overlooking the rear garden. Recess and plumbing for washing machine, recess and point for electric cooker with cooker hood over and built in breakfast table. Oil boiler for the central heating and hot water systems, open access to pantry and PVC door with double glazed inserts to side.

PANTRY

3' 11" x 11' 11" (1.19m x 3.63m)
Offering shelving and double glazed window to side.

WET ROOM

6' 0" x 8' 7" (1.83m x 2.62m)
Fully tiled with a sealed floor with floor drain, Mira wall mounted shower, wash hand basin inset to vanity unit with storage cupboards under and mixer tap and WC. Radiator, ceiling light point and opaque double glazed window to rear.

BEDROOM

10' 11" x 10' 5" (3.33m x 3.18m) widest points
Double room situated to the front of the property with double glazed window overlooking the garden. Comprehensively fitted with a range of bedroom furniture to include wardrobes, storage cupboards, bedside units, overhead lockers and dresser draw unit. Radiator and ceiling light point.

STUDY/BEDROOM

8' 11" x 10' 5" (2.72m x 3.18m)
Double glazed window to side, radiator, ceiling light point, built in desk unit and storage cupboard.



FIRST FLOOR LANDING

Double glazed roof light, exposed beam and doors to two bedrooms and shower room.

BEDROOM

10' 11" x 11' 11" (3.33m x 3.63m)
Double room with airing cupboard, wardrobe/storage cupboard and door to useful and spacious eaves area. Radiator, ceiling light point and double glazed roof light.

BEDROOM

9' 4" x 10' 5" (2.84m x 3.18m)
Further double room with stripped wood flooring, built in wardrobes and doors to eaves storage areas. Radiator, ceiling light point and wood frame double glazed window to gable.

SHOWER ROOM

5' 1" x 5' 7" (1.55m x 1.7m)
Fitted with recessed wash hand basin, WC and shower cubicle. Roof window and ceiling light point

EXTERIOR

Drive with turning space leading to the garage. The front garden is laid to grass with mature borders around the perimeter stocked with a variety of shrubs and bushes and access to either side. To the rear of the property is a mature rear garden with lawn, seating areas, mature trees, shrubs and bushes and aluminium frame greenhouse. The area offers a pleasant garden space with great potential for general landscaping and development to the new owner's requirements if required.

GARAGE

Sectional single garage with building to side with we believe requires replacement.

