



DIRECTIONS

From the Office, proceed down Market Street, at the roundabout take the first left onto Brewery Street and then first Right onto Hart Street after the Zebra Crossing. Continue along Hart Street and turn left into Victoria Park where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/cocktail.exile.limelight>

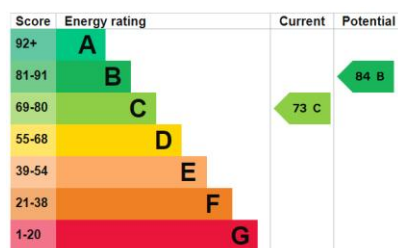
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

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.



£350,000



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GARAGE & PARKING

**29 Victoria Park,
Ulverston, LA12 7TT**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent semi detached home situated in this popular modern development in this most convenient location within the popular market town of Ulverston. Extremely well presented by the current owners as well as being within walking distance of Ulverston town centre and amenities plus having the benefit of off road parking, good sized garage and attractive gardens to the rear. Comprising of entrance hall, WC, lounge, kitchen/diner, conservatory, three bedrooms and modern shower room to first floor. Considered suitable to a range of buyers, including those downsizing who are looking for a quality house in a convenient location. In all a superb property that must be viewed to be appreciated.



Accessed through a modern front door with double glazed, leaded and patterned glass panes opening into:

ENTRANCE HALL

Staircase to first floor, door to useful under stairs store, radiator, integrated smoke alarm and further doors to kitchen, lounge and WC.

WC

4' 1" x 3' 2" (1.27m x 0.99m)

Two piece suite comprising WC with dual flush, pedestal wash hand basin with mixer tap, splashback tiling and fixed mirror. UPVC double glazed window with tiled sill, tiled floor, radiator and electric circuit breaker control point.

LOUNGE

11' 3" x 16' 6" (3.44m x 5.03m) plus bay

Coving to ceiling, radiators, uPVC double glazed frame bay window to front with wooden blinds offering a pleasant aspect to the front garden area.

KITCHEN/DINER

11' 3" x 16' 6" (3.43m x 5.03m)

Kitchen Area

Fitted with an attractive and comprehensive range of base, wall and drawer units with modern metallic handles, woodblock work surface incorporating one and a half bowl sink and drainer with mixer tap. White tiling to upstands, integrated electric induction hob with cooker hood over, low level oven and built in fridge/freezer. Laminate flooring, inset lights and three pendant feature lights over the breakfast bar creating a natural divide. UPVC double glazed window offering aspect into the adjacent conservatory and garden beyond.

Dining Area

Radiator, set of PVC double glazed French doors to conservatory, pendant light and carpeting.

CONSERVATORY

16' 3" x 9' 4" (4.96m x 2.86m)

Glass roof and PVC double glazed frame with PVC double glazed French doors to rear garden. Light wood grain laminate flooring, two modern electric panel heaters and half glazed PVC door giving access to garage and utility area.

FIRST FLOOR LANDING

UPVC double glazed window, white panel doors to bedrooms and bathroom with further door to built in shelved storage cupboard and access to loft.

BEDROOM

13' 5" x 9' 10" (4.10m x 3.00m)

Double room with uPVC double glazed window to front, radiator, electric light and power.

BEDROOM

12' 11" x 9' 4" (3.96m x 2.85m)

Double room comprehensively fitted with a range of wardrobes, bedside units and dresser drawer units. UPVC double glazed window to rear with twin opening upper panes and tilt and turn opening lower pane that offers lovely aspect down to the attractive rear garden. Ceiling light point and radiator.



BEDROOM

8' 5" x 6' 10" (2.58m x 2.09m)

Further double room with uPVC double glazed window with tilt and turn opening pane, radiator and ceiling light point.

SHOWER ROOM

5' 10" x 6' 4" (1.78m x 1.93m)

Modern suite comprising of quadrant shower cubicle with glazed screen and thermostatic shower, WC and wall hung wash hand basin with mixer tap. Tiled splashbacks, uPVC double glazed window, cabinet to the wall and a mirror. Tiled floor, chrome ladder style towel radiator, inset lights to ceiling and extractor.

EXTERIOR

To the front of the property is a well planted garden area with variety of mature shrubs and bushes. Pathway leading to the front door with an area of grass to side. Brick set driveway offering off road parking in front of the attached garage.

To the rear of the property is a beautiful enclosed rear garden area with attractive flagged patio and mature borders that are stocked with a wide variety of shrubs and bushes offering a tranquil seating area that attracts a variety of bird life.

GARAGE

19' 3" x 13' 10" (5.88m x 4.22m)

Electrically operated up and over door. Utility area to side with plumbing for washing machine, space for dryer, stainless steel sink unit, fixed workbench and housing the gas boiler for the heating and hot water systems.

