

Total area: approx. 166.7 sq. metres (1793.8 sq. feet)

**JH**  
Homes

**£325,000**



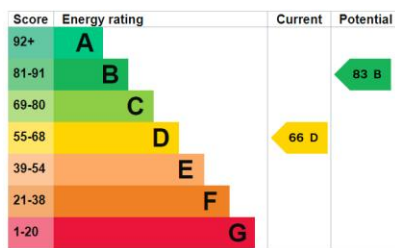
**DIRECTIONS**

From the office of JH Homes, proceed up the cobbled Market Street turning left onto Queen Street. At the traffic lights continue straight across onto Princes Street passing the railway station, the primary and Ulverston Victoria High School. Proceed through the dip and proceed up the other side past the school round the corner and as though you are heading out of Ulverston. When you reach the ESSO garage take the left hand turn onto Bigland Drive and then first right onto Parkhead Road with the property on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/boast.defended.rating>

**GENERAL INFORMATION**

GENERAL INFORMATION TENURE: Freehold  
COUNCIL TAX: D  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: All mains services including gas, electric, water and drainage.



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**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**

**14 Parkhead Road, Ulverston,  
Cumbria, LA12 9NX**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Spacious extended link detached home in this excellent location to the edge of the convenient and popular Croftlands estate. Access to local amenities including schools, bus route, local service station and Spar Shop. Positioned to currently offer open views to the front over farmland, with glimpses of Birkrigg in the distance. Well presented and offers versatile accommodation comprising of porch, lounge/dining room, fitted kitchen, back kitchen/utility, two ground floor bedrooms/reception rooms, bathroom and three further bedrooms and bathroom to the first floor. Detached double garage, drive and pleasant gardens to front and rear complete with central heating system, double glazing and offers a superb opportunity to be further developed and modernised dependent on buyer's requirements. Early viewing is both invited and recommended to appreciate this spacious home.



Accessed through a PVC door with double glazed inserts opening to:

**PORCH**

5' 7" x 5' 4" (1.72m x 1.65m)

Coat hooks to wall, radiator and door into:

**LOUNGE**

22' 0" x 13' 7" (6.73m x 4.15m) widest points

Central, feature fireplace with substantial wooden mantel piece, feature brick columns and inset slate tiled hearth which is suitable for installing a stove if required. UPVC double glazed picture window to front with fitted blind offering a fabulous aspect over the garden and beyond over the surrounding countryside, radiator, door to under stairs storage cupboard and further doors to kitchen and inner hall.

**KITCHEN**

13' 6" x 8' 5" (4.13m x 2.59m)

Fitted with a range of base, wall and drawer units with blue granite effect work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap, tiling to splash backs and upstands. Integrated five burner gas hob with cooker hood over and Belling double oven. Recess for fridge, uPVC double glazed window offering a pleasant aspect to the rear garden and PVC door with double glazed insert to utility/back kitchen.

**UTILITY ROOM/BACK KITCHEN**

15' 3" x 8' 8" (4.65m x 2.66m)

PVC doors with double glazed inserts, windows to front and rear elevation with two Velux double glazed roof lights maximising natural light. Area of work surface with base cupboards under incorporating stainless steel sink unit with mixer tap. Recess and plumbing for washing machine and space for dryer, radiator and open access to stairs leading to first floor.

**INNER HALL**

Accessed from the lounge and offering two further ground floor rooms and bathroom.

**BEDROOM/DINING ROOM**

13' 11" x 14' 4" (4.24m x 4.37m) widest points

Double room with PVC double glazed patio doors opening to the rear garden, radiator and ceiling light point.

**BEDROOM/STUDIO**

17' 2" x 8' 2" (5.24m x 2.51m)

UPVC double glazed window to front with fitted blind giving a lovely aspect over the front garden and the farmland opposite. Radiator and ceiling light point.

**BATHROOM**

6' 11" x 5' 3" (2.11m x 1.62m)

Fitted with a three piece suite in white comprising of panelled bath with side mounted taps and over bath thermostatic shower with fitted shower rail, pedestal wash hand basin and WC with push button flush. Modern panelling to walls and ceiling, chrome ladder style towel radiator, Xpelair and vinyl cushion flooring.

**FIRST FLOOR LANDING**

Door to over stairs cupboard housing the boiler for the heating and hot water systems, access to three further bedrooms and bathroom.



**BEDROOM**

8' 7" x 13' 7" (2.62m x 4.14m) widest points

Double room with built in wardrobes to one wall with mirrored fronted doors, radiator, ceiling light point and uPVC double glazed picture window giving an open aspect over the farmland opposite and Birkrigg in the distance.

**BEDROOM**

8' 1" x 7' 11" (2.47m x 2.43m)

Radiator, ceiling light and uPVC double glazed window to side.

**BATHROOM**

7' 10" x 4' 7" (2.40m x 1.42m)

Fitted with a three piece suite in white comprising of panelled bath with an over bath electric shower and fitted shower rail, WC with push button flush and pedestal wash hand basin. Tiling to three walls, wood grain effect vinyl flooring, chrome ladder style towel radiator and uPVC double glazed pattern glass window.

**BEDROOM**

13' 6" x 8' 5" (4.13m x 2.59m)

Further double room situated to rear with radiator, ceiling light point and window giving an aspect down to the rear garden and neighbouring properties beyond.

**EXTERIOR**

To the front of the property is a pedestrian gate giving access to the front garden and path leading to the front door. The front garden is mature and well presented. Offering a pond, gravelled areas with shrubs, bushes and borders around the perimeter. Access to side with door to utility/back kitchen. To the rear is an enclosed garden area with pleasant sunny aspects. Set of wooden gates giving access to drive and garage beyond. Concrete patio areas, lawn, raised borders and screened refuse area.

**GARAGE**

23' 0" x 17' 9" (7.01m x 5.41m)

Up and over door, PVC side door and wood framed side window. Electric light and power.

