

Total area: approx. 65.6 sq. metres (706.4 sq. feet)

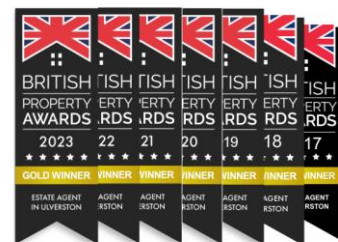
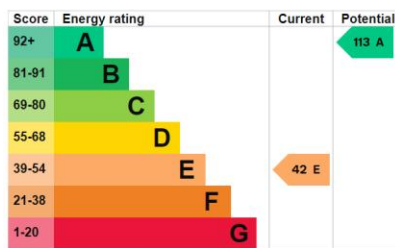
DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediately right towards Urswick and at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction and at the following "T" junction, turn right onto Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and as you enter Gleaston, the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/supposes.rich.friday>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, 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.



£230,000



1



2



1



GARAGE & PARKING

**3 Ulverston Road, Gleaston,
 Ulverston, LA12 0PZ**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Two bedroom end of terrace cottage which has been upgraded with electric heating, kitchen and shower room. Offering ample parking, outbuildings and set within a good sized plot with established garden including vegetable plot, well established borders and seating areas. Comprising of open plan lounge with multi fuel stove, modern kitchen with integral appliances, two double bedrooms and luxury shower room. Complete with WIFI controlled electric heating, uPVC double glazing and situated in the sought after village of Gleaston which offers good access to Ulverston, Barrow and the Coast Road this one is worth a view.



Accessed through a door into:

KITCHEN

12' 3" x 9' 1" (3.74m x 2.78m)

Fitted with a good range of modern base, wall and drawer unit including pan drawers with wooden work tops and stainless steel effect handles incorporating Belfast sink. Integrated eye level double oven, electric hob with cooker hood over and slimline dishwasher. Ceiling light point, under cupboard fan heater, two uPVC double glazed windows to side and open doorway to:

LOUNGE/DINER

20' 4" x 12' 3" (6.22m x 3.74m)

Two uPVC double glazed windows to front and side, multi fuel stove set to recess with hearth, radiator and ceiling light point. Stairs to first floor with understairs cupboard.

FIRST FLOOR LANDING

Door to bedrooms, shower room, ceiling light point and loft access.

BEDROOM

11' 9" x 9' 11" (3.60m x 3.04m)

UPVC double glazed window to side with views, ceiling light point and radiator.

BEDROOM

12' 3" x 10' 0" (3.74m x 3.06m)

UPVC double glazed window to front, ceiling light point and radiator.



SHOWER ROOM

Fitted with a modern three piece suite comprising of WC, wash hand basin and shower cubide. Heated towel rail, splash back tiling, ceiling light point and uPVC double glazed window to front.

EXTERIOR

Block paved driveway to side with outbuilding having electric light and power and further garden store with WC and water tap. Lovely forecourt garden to front with established plants. Enclosed, established garden laid mostly to lawn with vegetable plot and some superb views to rear. The exterior offers several seating areas.

