

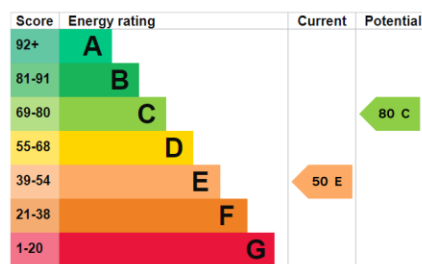
DIRECTIONS

From our offices proceed to the A590. Head as though you are leaving town towards The Lakes. At the Auction Mart turn right onto North Lonsdale Road. Proceed down North Lonsdale Road and at the end of the road there is a mini roundabout, you need to follow the direction for Sandall. Take right and then you will approach Sandhall Cottages take the right fork, continue along this road until you reach the cottages where the property can be found towards the end on the right.

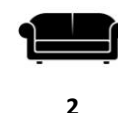
The property can be found by using the following "What Three Words" <https://What3Words///noun.lawful.poetry>

GENERAL INFORMATION

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



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.



2



2



2



GARAGE & PARKING

12 Sandhall Cottages, Ulverston,
 Cumbria, LA12 9EH

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a most pleasing location to the outskirts of Ulverston and offered for sale with vacant possession having no upper chain this comfortable home will suite a range of buyers. Comprising of lounge, open plan kitchen/diner, shower room, two bedrooms one with ensuite to the first floor and staircase to loft room with Velux roof light offering flexibility to a new buyer. Externally there is off road parking, a workshop/garage building and lovely enclosed rear garden. Complete with gas fired central heating system, uPVC double glazing as well as the superb advantage of an area of ground nearby which has a fabulous timber lodge cited on it. The lodge is suitable for a multitude of uses including camping out etc and completes an already well presented home which we will feel will not dissappoint.



Accessed through a feature PVC door with arched double glazed pane opening into:

LOUNGE

12' 3" x 9' 11" (3.73m x 3.02m)
UPVC double glazed bay window to front with deeper sill, wooden flooring and feature cast fireplace with living coal flame gas fire and alcove cupboard to side housing the gas meter. High level cupboard housing the electric meter.

INNER HALL

Staircase to first floor and door to the open plan dining/kitchen.

KITCHEN/DINER

29' 2" x 12' 2" (8.89m x 3.71m)
UPVC double glazed door and matching windows to rear and polycarbonate style roofing panel enhancing the natural light to the area.
Dining Area
Fireplace with large stove set to quarry tiled hearth, power sockets, TV points, door to useful understand storage area and slate tiled flooring
Kitchen Area
Fitted with a range of base, wall and drawer units with work surface over with matching upstands incorporating one and a half bowl sink and drainer with mixer tap with and rinse spray. Recess and plumbing for washing machine and dishwasher and recess for range cooker. Inset lights to ceiling and wall mounted Glow-worm boiler for the central heating and hot water systems. Half-glazed door to rear to shower room.

SHOWER ROOM

5' 4" x 5' 4" (1.63m x 1.63m)
Comprising of glazed shower cubicle with thermostatic shower, WC with push button flush and pedestal wash hand basin with mixer tap and glass shelf above. Half panelling to walls, chrome ladder style towel radiator, inset lights to panelled ceiling and extractor fan.

FIRST FLOOR LANDING

Access to two bedrooms and further door to staircase to loft room.

BEDROOM

11' 6" x 10' 9" (3.51m x 3.28m)
UPVC double glazed tilt and turn window to the rear elevation with fitted blind offering a lovely aspect towards the garden and countryside beyond. Stripped wood flooring, radiator and painted louvre doors to an alcove wardrobe with hanging rail and shelving. Door to ensuite bathroom.

ENSUITE

9' 8" x 5' 7" (2.95m x 1.7m)
Three piece traditional suite comprising of panelled bath with mixer tap and shower fitment, wall mounted wash hand basin with tiled splash back and WC with high flush unit. Inset lights to panelled ceiling, traditional towel and radiator combination and uPVC double glazed window to the side elevation with patterned glass pane.



BEDROOM

11' 1" x 7' 3" (3.38m x 2.21m)
Situated to the front of the property with uPVC double glazed window offering an open aspect beyond the neighbouring properties over the surrounding countryside. Stripped wood flooring, traditional style radiator, alcove wardrobe and storage cupboard.

LOFT ROOM

12' 5" x 10' 6" (3.78m x 3.2m)
Wooden handrail and spindles around the opening to the centre of the room. Some reduced head height, Velux double glazed rooflight with fitted blind, electric and power.

EXTERIOR

To the front of the property there is an open plan area of garden with the neighbouring properties. To the rear there is an enclosed yard with tiled floor and gate to service lane. Across the lane is a parking bay which is flagged and provides access to a workshop with folding doors that offers potential for parking if required. Beyond the parking bay is a fence and gate leading to the garden. Screened with sunny elevations and comprises of flagged patio, lean-to greenhouse, grassed garden area with a variety of shrubs and bushes, nature pond, fencing and hedge to the perimeters.

WORKSHOP/GARAGE

21' 6" x 17' 2" (6.55m x 5.23m)
Electric light and power.

LAND

Situated close by to the property offering a lovely area of recreational space perfect for many uses including additional parking. Bordered by farmland on two sides and offers a tranquil area with lovely sunny aspects plus general storage building. A timber lodge complete with wood burning stove has been built in recent years and offers an excellent addition/compliment to the property.

