

**Floor Plan**  
Approx. 135.7 sq. metres (1460.3 sq. feet)



Total area: approx. 135.7 sq. metres (1460.3 sq. feet)

**DIRECTIONS**

From leaving our office proceed to the traffic lights on Queen Street. At traffic lights turn right onto the A590. Proceed on this road passing Swarthmoor, keep going until you reach high Carley crossroads, turn left here, continue along the road, just before you enter the village of Great Urswick Spring Bank can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/divide.varieties.ruffling>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water are connected. Heating is by way of oil through a tank. Drainage - Please Confirm



**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.



**£420,000**



2



3



1



**GARAGE & PARKING**

**Spring Bank, Great Urswick,  
Ulverston, LA12 0SP**

For more information call **01229 445004**

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Situated within the popular village of Great Urswick, this detached bungalow was built in the 1980's and adjoins open countryside. Offering great potential with the advantage of extensive driveway, oil fired central heating system, double glazing, spacious garage with potential to develop to create further living space (subject to the necessary approvals) and garden. Comprising of entrance hall, lounge, kitchen/diner, three bedrooms and shower room. Offering walks from the doorstep, Urswick Tarn, as well as the village primary school with the added advantage of the popular market town of Ulverston being nearby as are Dalton & Barrow-in-Furness plus within a short drive The Lakes is on your doorstep. Offered for sale having no upper chain.



Accessed through a multipaned door into:

**ENTRANCE HALL**

12' 2" x 11' 6" (3.71m x 3.51m)

Access to lounge, bedrooms and shower room. Two storage cupboards, telephone point, radiator and ceiling light point.

**LOUNGE**

15' 7" x 12' 1" (4.75m x 3.68m)

Dual windows to front and side with views over open countryside. Central, feature fireplace with electric fire, two over head lights and radiator. Access to kitchen/diner.

**KITCHEN/DINER**

17' 10" x 12' 9" (5.44m x 3.89m)

Dining Area  
PVC French doors to side, ceiling light point and radiator.

**Kitchen Area**

Fitted with a range of base, wall and drawer units with worktop over incorporating sink and double drainer with mixer tap. Tiled splashbacks, space and point for cooker with cooker hood over and space for under counter fridge/freezer. Radiator, ceiling light point and uPVC double glazed window. Glazed door to:

**INNER PORCH**

Access to outside and garage.

**BEDROOM**

12' 5" x 16' 0" (3.78m x 4.88m)

Double room with double glazed window offering views over open fields and beyond, ceiling light point and radiator.

**BEDROOM**

13' 7" x 11' 2" (4.14m x 3.4m)

Further double room with double glazed window, radiator and ceiling light point.



**BEDROOM**

6' 7" x 10' 4" (2.01m x 3.15m)

Single room with double glazed window, ceiling light point and radiator.

**BATHROOM**

6' 3" x 10' 4" (1.91m x 3.15m)

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level, dual flush WC. Modern paneling to walls, radiator, ceiling light point and opaque double glazed window.



**EXTERIOR**

Extensive drive leading to an excellent sized garage, lawn to side, patio seating area to front and planted border to side with stone retaining wall.

**GARAGE**

17' 8" x 23' 6" (5.38m x 7.16m)

Electric up and over door, Belfast sink, floor mounted oil boiler for the hot water and heating system, personal door to rear and two glazed windows. Access to the inner porch.

