

Total area: approx. 131.8 sq. metres (1418.7 sq. feet)

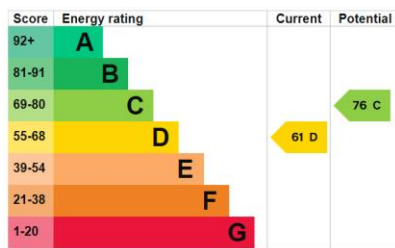
DIRECTIONS

Leaving Ulverston, 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 immediate 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 into Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and you will enter Gleaston. The turning to The Guards can be found as you start to leave the village on the left hand side with the property itself being a short drive on the left. The property can be found in a short while on your right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/organic.startles.stow>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, electric, water are 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.



£280,000



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  GARAGE & PARKING

**Hilderstone, The Gaurds,
Gleaston, Ulverston, LA12 0RW**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Modern detached family home situated in the popular Low Furness village of Gleaston which is offered vacant having no upper chain and provides comfortable accommodation suited to a range of buyers including the family purchaser with an enclosed garden to the rear. Comprising of porch, lounge, hall, breakfast kitchen, dining room, WC and to the first floor three double bedrooms and spacious bathroom. Complete with oil fired central heating system, uPVC double glazing and off road parking as well as an integral garage. The location is within the heart of the village of Gleaston and offers easy access to the nearby village recreation field and playground as well as good access to Barrow in Furness and Ulverston.



Accessed through a composite double glazed front door with leaded and pattern glass panes opening to:

PORCH

Wood grain effect, tiled floor, uPVC double glazed window and multi pane door to lounge.

LOUNGE

17'5" x 12'8" (5.31m x 3.86m)
UPVC double glazed windows to front and side, central ceiling light point, radiator and slate style hearth suitable for freestanding electric fire. Coving to ceiling and multi-pane glazed door to hall.

HALL

Staircase to first floor with open under stairs area, radiator and wall light point. UPVC door with double glazed inserts and window to the rear open to the garden, useful built in storage cupboard and ground floor WC.

WC

3'6" x 4'7" (1.07m x 1.4m)
Two piece suite comprising of low level WC and wash hand basin. Wood grain effect tiled floor and approximately half the walls, uPVC double glazed pattern glass window and radiator.

KITCHEN/BREAKFAST ROOM

13'7" x 8'6" (4.16m x 2.60m)
Fitted with a modern range of base, wall and drawer units with stone effect work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiling to splash backs and upstands. Integrated Hotpoint electric hob with cooker hood over, Hotpoint double oven and grill, fridge and dishwasher. Tile effect flooring, radiator and space for breakfast table. UPVC double glazed window overlooking the rear garden.

DINING ROOM

10'4" x 7'8" (3.17m x 2.36m)
Radiator and double glazed patio doors looking over the rear garden.

FIRST FLOOR LANDING

Loft access, doors to bedrooms and bathroom.

BEDROOM

13'6" x 11'8" (4.11m x 3.56m)
Double room with curtain fronted wardrobes offering hanging rail and storage shelf, uPVC double glazed window to front offering a pleasant open rural aspect, radiator, ceiling light point and wall lights.

BEDROOM

13'0" x 6'7" (3.97m x 2.03m)
Double room with uPVC double glazed window to rear, radiator and ceiling light point.



BEDROOM

10'0" x 12'0" (3.05m x 3.66m)
Further double bedroom with reduced head height and Velux double glazed roof light. Radiator and door to eaves storage cupboard.

BATHROOM

8'0" x 10'2" (2.44m x 3.11m) widest points
Traditional style suite comprising of roll top bath with ball and claw feet, external mixer tap and shower fitting, WC and pedestal wash hand basin with glass shelves and mirror above the sink. Stone effect tiling to walls, chrome towel rail and combination radiator and towel rail. Wood grain effect laminate flooring, PVC cladding to ceiling and door to eaves storage area.

EXTERIOR

To the front of the property is a brick set drive with front border garden area. To the side is gated access leading round to the rear along a brick set pathway and the far side the oil storage tank. The rear offers a flagged patio beyond which there is a low stone wall to a gravelled slate shingled seating area and access to seating deck and lawn to side. To the centre of the lawn is a stone feature with Cherry tree, raspberry bed and borders to side.

GARAGE

16'7" x 10'3" (5.06m x 3.14m)
Single garage with up and over door, housing the Worcester oil fired boiler for the heating and hot water systems and time clock. Water tap and former kitchen units with an area of work surface.

