



Estate Agency Act 1979
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PARKING

The Annex, Oxenholme Cottages,
Ulverston, LA12 9QB

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Currently used as an additional income stream by the vendors and offers one super king size bedroom, ground floor shower room with walk in shower, basin and WC, open plan living space with kitchen/diner and seating area. To the outside is ample parking, garden, patio area and views over the countryside towards Hoad Monument. This exceptional addition will allow the new owners to also house an older relative or teenager as well as the income stream available.



Entered through a PVC door into:

OPEN PLAN LOUNGE/KITCHEN/DINER

19' 9" x 22' 2" (6.02m x 6.76m) widest points

Kitchen Area

Fitted with a modern range of base, wall and drawer units with worktop over incorporating inset sink with swan necked mixer tap and central island offering seating. Integrated eye level oven and microwave, four ring gas hob with cooker hood over, space and point for washing machine and fridge/freezer. Spot lights to ceiling and modern wall mounted radiator.

Lounge Area

Three ceiling light points, stairs to first floor, two uPVC double glazed windows and PVC patio doors to outside.

UTILITY ROOM

Worktop with space and plumbing for washing machine, ceiling light point and door into:

SHOWER ROOM

6' 3" x 6' 7" (1.91m x 2.01m)

Fitted with a three piece suite comprising of corner shower, concealed cistern, dual flush WC and wall mounted sink with cupboard under. Fully tiled, ceiling light point and radiator.



FIRST FLOOR LANDING

Open access to bedroom.

BEDROOM

19' 9" x 14' 7" (6.02m x 4.44m)

Double room with three roof windows, two ceiling light point and PVC patio doors with Juliet balcony overlooking fields.

EXTERIOR

The property offers parking, garden and patio area.

