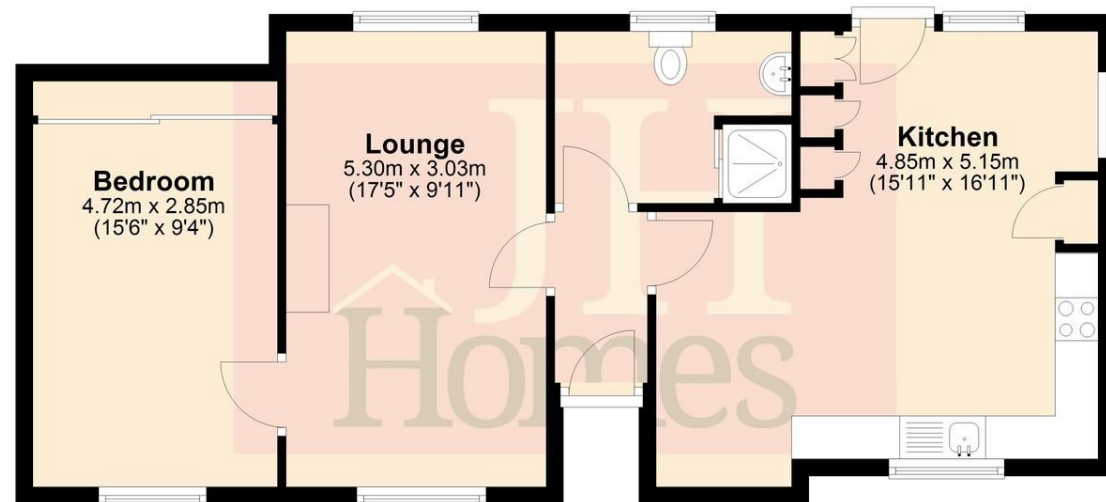


**Ground Floor**

Approx. 61.1 sq. metres (658.0 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 sq. feet)

DIRECTIONS

From Mountbarrow Road turn left onto Oakwood Drive with the Croftlands Primary School on the left. Take the second right onto Appletree Road where the property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/contoured.mild.facelift>

GENERAL INFORMATION

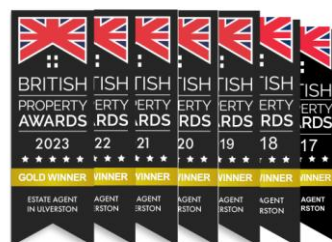
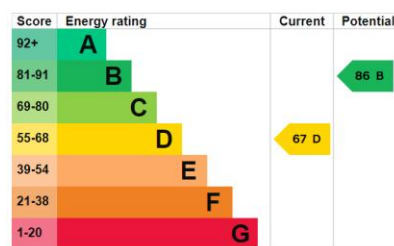
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property is subject to a Local Occupancy Clause. Contact the office for further details.



**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.



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**GARAGE & PARKING**

1 Appletree Road,  
Ulverston, LA12 9JR

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Local occupancy semi detached bungalow situated in this popular residential location that is convenient for local amenities including nearby convenience store and bus routes. Extremely well presented, vacant with no upper chain and benefits from uPVC double glazing and gas fired central heating system. Sat on a pleasant plot of an easy maintained style with a tarmac front forecourt, seating space and further narrow area to rear. Comprising of hall, lounge, double bedroom with fitted wardrobes, shower room and spacious kitchen/diner being well fitted including breakfast bar. Considered perfect for a range of buyers but particularly suited to those downsizing with the excellent location and comfortable accommodation making this a popular property with early internal viewing both invited and recommended.



Accessed through a PVC door with leaded and patterned upper pane opening to:

**ENTRANCE HALL**

Radiator, meter cupboard housing the electric meter and circuit breaker control point. Internal doors to lounge, shower room and kitchen.

**LOUNGE**

17' 5" x 9' 10" (5.32m x 3.01m)

UPVC double glazed windows both with blinds to front and rear, radiator and lovely central, feature fireplace with high gloss inset and hearth housing electric stove effect fire. Electric light, power and door to bedroom.

**BEDROOM**

13' 8" x 9' 4" (4.18m x 2.86m) plus wardrobe

Double bedroom with uPVC double glazed window with blind to front, radiator and built-in wardrobe with sliding doors with hanging rail and upper storage cupboards.

**SHOWER ROOM**

9' 0" x 6' 6" (2.76m x 2.00m)

Three piece suite in white comprising of WC, pedestal wash hand basin with tile splash back and mirror fronted cabinet above and shower cubide with tile effect panelling to walls. UPVC pattern glass window with blind, ladder style towel radiator, extractor fan and tile effect flooring.



**KITCHEN/DINER**

16' 4" x 14' 3" (4.99m x 4.35m) widest point

'L' shaped kitchen/diner fitted with range of base, wall and drawer units with high gloss granite effect work surface over incorporating sink and drainer and mosaic tile splashbacks. Integrated electric oven and electric hob with cooker hood above. Cupboard housing Worcester boiler for the heating and hot water systems. Space for freestanding fridge/freezer, recess and plumbing for washing machine and to the rear of the room a built in breakfast bar/dining table. Inset LED lights to ceiling, uPVC double glazed windows to front side and rear and PVC door to rear and modern columns style radiator. Access to loft space.

**EXTERIOR**

Accessed through a set of double galvanised gates to the front drive and seating area which has been tarmacked for clean easier maintenance with low wall to front, matching galvanised railings and wooden fencing to sides. Narrow pathway to side leading to a small fenced rear area which is screened with fencing and offers further seating space and drying area. Gate from here to communal path leading to front.

