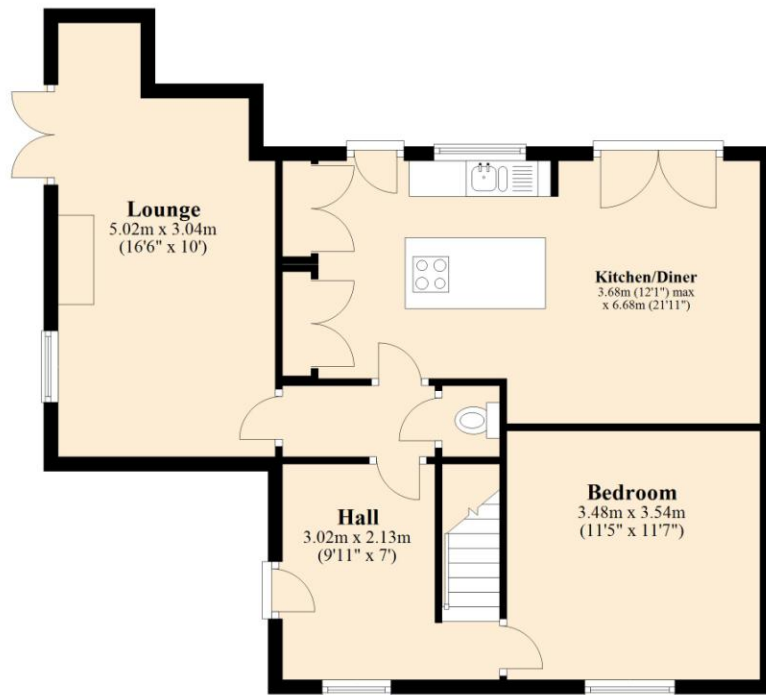


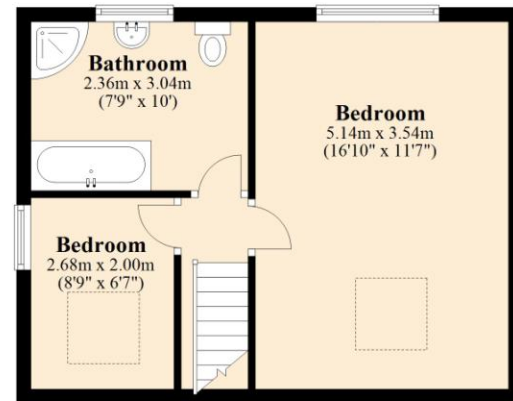
Ground Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



DIRECTIONS

Proceeding into the village from the Ulverston direction, after passing the General Burgoyne Public House, continue along Church Road and just before the Church turn right into Kirk Flatt. Take the next left where the property can be found on the right in the corner.

The property can be found by using the following "What Three Words" What3Words <https://w3w.co/slack.vehicle.behaving>

GENERAL INFORMATION

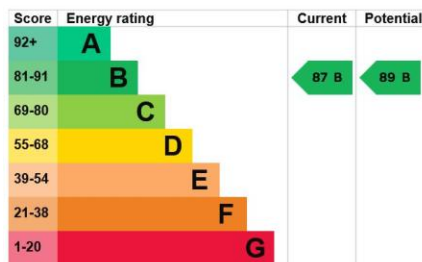
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District Council

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

PLEASE NOTE - The property is subject to a local occupancy clause. Please 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

**42 Kirk Flatt, Great Urswick,
Ulverston, LA12 0TB**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Deceptively spacious local occupancy, end terrace bungalow situated towards the head of a small cul-de-sac on Kirk Flat in the popular village of Great Urswick. Having been comprehensively improved and extended by the current owner and offers family sized accommodation with bedrooms to the ground and first floor. Positioned on a generous plot with an open southerly aspect being adjacent to open farmland. The accommodation comprises of entrance hall, WC, lounge with wood burning stove, spacious kitchen/diner, ground floor bedroom and to the first floor are two bedrooms and a spacious bathroom. Complete with surprisingly spacious garden, gas fired central heating system, uPVC double glazing and solar PV panels to the roof. The village itself offers a local primary school and public house as well as the historic church and is centered around a picturesque tam with good road access to both Ulverston and Barrow in Furness. An excellent home suited to a range of buyers with early viewing both invited and recommended.



Accessed from the side via a PVC door with double glazed oval pane opening to:

ENTRANCE HALL

9' 10" x 6' 11" (3m x 2.11m)

UPVC double glazed window to front, radiator and wood grain effect laminate flooring. Stairs leading to first floor, ground floor bedroom and inner hallway, which has a double radiator and connecting doors to lounge, kitchen/diner and ground floor WC.

WC

With a two-piece suite on a Saniflo style system with toilet and wash basin with mixer tap, electric light and extractor fan.

LOUNGE

16' 4" x 10' 10" (4.98m x 3.3m)

PVC double glazed French doors and uPVC double glazed window both overlooking the side garden and farmland beyond. Light wood grain effect laminate style flooring, central stove feature set on a raised hearth, radiator, integrated smoke alarm, electric light and power. Loft ladder access to a storage area.

KITCHEN/DINER

20' 0" x 11' 11" (6.12m x 3.65m)

Fitted with an attractive range of high gloss base, wall and drawer units with worktop over incorporating sink and drainer and central island. Complete with metallic handles and offering integrated five burner gas hob to island and eye level double oven. Recess and plumbing for washing machine and slim line dishwasher. Radiator, ceiling light point and power sockets. French doors to the side from the dining area with further PVC double glazed window positioned in front of the kitchen sink and half glazed PVC door accessing the side garden area.

BEDROOM

11' 5" x 11' 7" (3.48m x 3.54m)

Double room with uPVC double glazed window to front, radiator, electric light and power.

FIRST FLOOR LANDING

Integrated smoke alarm and doors to two bedrooms and bathroom.

BEDROOM

16' 10" x 10' 11" (5.13m x 3.33m)

Further double room with uPVC double glazed window to rear with fitted blind offering an open aspect beyond the neighbouring properties over the surrounding farmland. Velux double glazed roof light to front with fitted blind, door to eaves storage area, radiator and inset lights to ceiling.



BEDROOM

8' 3" x 6' 8" (2.54m x 2.05m)

Single room or perfect as a home office with Velux double glazed roof light with fitted blind and uPVC double glazed window to side offering lovely aspect over farmland to the side. Radiator, inset lights to ceiling and door to eaves storage housing boiler for the hot water and heating system.

BATHROOM

7' 10" x 10' 1" (2.40m x 3.08m)

Four piece suite in white comprising of pedestal wash hand basin with mixer tap, quadrant shower cubicle with thermostatic shower, panelled bath with centrally positioned mixer tap and WC with push button flush. Chrome ladder style towel radiator, modern panelling to the walls and ceiling and tile effect floor. UPVC double glazed window and extractor fan.

EXTERIOR

Immediately to the front of the property there is access between the beech hedge onto the front forecourt area which has a gravelled surface with flagged steps leading to the side of the property. From here there is access to a further side garden area. This is of excellent proportions and has a lovely sunny aspect and is adjacent to the surrounding countryside. Wooden deck, area of slate gravel chippings, as well, lower gravelled area with interspersed shrubs and bushes and some raised vegetable beds. From here there is access to the rear garden which is flagged and has a further raised bed and useful garden storage shed. Completing the exterior is communal parking to the front shared with the neighbouring properties.

