

FREEHOLD



3 ANCHOR GARDENS, LINDAL, ULVERSTON, LA12 0AP

£310,000

FEATURES

- Deceptively Spacious Home
- Lovely Courtyard Style Location
- Well Presented and Appointed Throughout
- Vestibule, Hall, WC & Utility Room
- Lounge & Lovely Kitchen/Diner
- Three Excellent Double Bedrooms
- Ensuite to Master Bedroom & Luxury Bathroom
- Gas CH System, UPVC DG & Air Re-Circulation System
- Drive, Integral Garage & Enclosed Rear Garden
- Great Home Of Quality & Viewing Recommended



-  2
-  1
-  3
-  Garage, Off Road Parking



Excellent modern semi-detached house situated in this pleasing courtyard location adjacent to the A590 within the popular village of Lindal. Originally constructed for the current owner and was the show home of this small prestigious development and is now offered vacant for the first time and with no upper chain. Stylish, comfortable accommodation of deceptive proportions that is highly recommended for internal inspection and comprises of vestibule, hall, WC, kitchen/diner, utility, lounge, three double bedrooms, master with ensuite and luxury bathroom. Driveway, integral garage and easy managed garden space. Complete with gas fired central heating system, air recirculation system, uPVC double glazing and high standard of decor throughout. The pleasant courtyard setting offers convenient access to the village and nearby towns including Ulverston, Dalton and Barrow in Furness and is located on a bus route. In all, an excellent home suited to a range of buyers that is highly recommended for internal viewing.

Accessed through a composite style front door in green with two feature leaded panes opening to:

PORCH

Tiled floor and modern glazed door to hall.

HALL

Double glazed side window, radiator and inset lights to ceiling with air recirculation point. Stairs to first floor and modern feature wooden internal doors to WC, kitchen/diner, lounge and garage.

WC

Fitted with a two-piece suite in white comprising of WC with push button flush and pedestal wash hand basin with mixer tap and mirror over. Radiator and tiling to floor.

LOUNGE

11' 0" x 15' 10" (3.35m x 4.83m)

Well-presented room with a set of PVC double glazed doors to the rear with fitted blinds opening to the garden. Travertine limestone, feature fireplace housing living coal flame fire with remote operation, travertine style tiled area in front of the fireplace and radiator. Inset lights to ceiling and ceiling light point.

KITCHEN/DINER

10' 0" x 12' 1" (3.05m x 3.68m)

Fitted with a modern range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, modern metallic handles and matching up stands. Integrated eye level oven and five burner gas hob with glass splashback and cooker hood over, an integrated wine fridge, dishwasher and fridge freezer. Tiled floor, inset lights to ceiling and radiator.

UTILITY ROOM

7' 2" x 4' 11" (2.18m x 1.5m)

Continuation of the units from the kitchen with cupboard housing the air recirculation system, stainless-steel sink unit with mixer tap and storage cupboard below, recess and plumbing for washing machine and space for dryer. Wall mounted Valiant gas combi boiler for the hot water and heating system and pressurised hot water storage tank to the rear. Double glazed window to side and open doorway to under stairs store.

FIRST FLOOR LANDING

Return at the three-quarter level to the main landing. Partially vaulted ceiling, radiator and modern wooden internal doors to bedrooms and bathroom.

BEDROOM

11' 0" x 15' 10" (3.35m x 4.83m)

Double room situated to the rear with uPVC double glazed, tilt and turn window looking down to the rear garden and offering a pleasant aspect beyond neighbouring gardens towards surrounding farmland. High vaulted ceiling, four wall light points and ceiling light point. Central beam feature and engineered wood flooring.

ENSUITE

7' 2" x 6' 1" (2.18m x 1.85m)

Majority tiling to walls, quadrant shower cubicle with fixed rain head shower and flexi track spray and unit housing WC and wash hand basin with storage cupboards and drawers. Tilt and turn uPVC double glazed window, fitted mirror to wall and tall ladder style towel radiator.

BEDROOM

10' 0" x 16' 2" (3.05m x 4.93m)

Double room to the front with twin uPVC double glazed tilt and turn windows looking down to the courtyard and the road beyond. High vaulted ceiling and radiator.

BEDROOM

11' 8" x 11' 0" (3.56m x 3.35m)

Further double room to the rear of the property, Velux window and rooflight with blinds offering a pleasant aspect to the rear. Radiator and access point to loft.

BATHROOM

6' 11" x 11' 0" (2.11m x 3.35m)

Fitted with a luxury three-piece suite comprising of panelled bath with mixer tap and glazed shower screen with over bath thermostatic shower and flexi track spray, unit with work surface housing sink unit with mixer tap and mirror over and WC with push button flush and concealed cistern. Tiled floor, tiling to walls, inset lights to ceiling, radiator and uPVC double glazed tilt and turn window.

EXTERIOR

To the front of the property is a drive and access to the garage. There is a pleasant front border garden area with flagged path and low pruned hedge with access to a side area ideal for bin storage etc. A gate leads to the rear which is landscaped for easier maintenance and offers a pleasant, flagged seating area with raised borders and stone wall to the boundary. A pleasant, enclosed, easier maintained garden, perfect for the busy lifestyle.

GARAGE

18' 10" x 11' 0" (5.74m x 3.35m)

Roller door, personal door to rear and connecting door to hall. Light and power.



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Leaving Ulverston heading towards Barrow-in-Furness and into Swarthmoor. At the new roundabout continue straight on towards Lindal-in-Furness as you enter the village passing Pennington Lane on the right hand side before taking the next Right onto Anchor Gardens (before reaching the pedestrian crossing) where the property can be found facing you.

The property can be found by using the following "What Three Words" what3words <https://w3.w.co/trustees.waddle.finer>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

