

#### DIRECTIONS

From the office of JH Homes turn left up the cobbled Market Street at the market cross turn left onto Queen Street and head to the traffic lights at the traffic lights turn left filtering into the right hand lane. At the traffic lights turn right into Victoria Road continue along Victoria Road, under the railway bridge and continue to the end. Turn right onto Priory Road and left between the road front houses of Priory Court, enter the cul-de-sac where the property can be found on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/ownership.walled.graced>

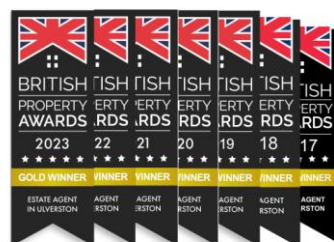
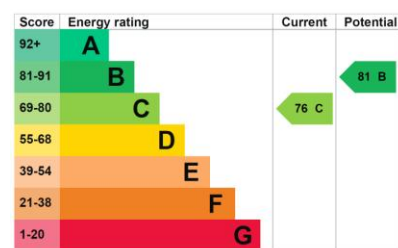
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and 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.



£265,000



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PARKING

6 Priory Court, Dragley Beck,  
Ulverston, LA12 0EY

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
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Fabulous modern mid mews house situated in a pleasing quiet cul-de-sac position with level and easy access to the town centre. Offering a comfortable three bedroom home with excellent modern kitchen and bathroom and comfortable accommodation comprising of vestibule, lounge, dining kitchen, three bedrooms and bathroom. With lovely gardens to the front and rear with pleasant sunny aspects and private parking. Complete with gas central heating system and double glazing, and early internal viewing is both invited and recommended to appreciate this lovely home and its convenient location.



Door, opening to:

**ENTRANCE PORCH**

Wood style laminate flooring, radiator, power point and glazed door to:

**OPEN PLAN LOUNGE**

16' 10" x 14' 7" (5.13m x 4.44m)  
Two uPVC double glazed windows to front, feature fireplace, wood laminate flooring, power, two radiators and two ceiling light points. Stairs to first floor and glazed door to:

**KITCHEN/DINER**

9' 9" x 14' 7" (2.97m x 4.44m)  
Fitted with an attractive, modern range of base, wall and drawer units with metallic handles and wood grain effect work surface over incorporating stainless steel sink and drainer. Integrated electric oven and gas hob, space for fridge, space for freezer and space and plumbing for washing machine.

Wood laminate flooring, modern grey radiator and wall mounted Worcester combi boiler for the hot water and heating system. PVC French style double glazed double doors to garden and understairs cupboard with power and light.

**FIRST FLOOR LANDING**

Doors to all upper rooms and storage cupboard. Loft access and radiator.

**BEDROOM**

14' 8" x 8' 5" (4.47m x 2.57m)  
Double room with uPVC double glazed window to front, built in wardrobes with hanging rail, storage to one wall and central mirrored panel. Ceiling light point, power points and radiator.



**BEDROOM**

12' 0" x 8' 6" (3.66m x 2.59m)  
Further double room with built in wardrobe, offering hanging rails, storage to cone wall and with mirrored sliding doors. Radiator and uPVC double glazed window to rear.

**BEDROOM**

9' 8" x 5' 10" (2.95m x 1.78m)  
Single room with over stairs cupboard storage, radiator and uPVC double glazed window to front.

**BATHROOM**

Modern three piece suite comprising of WC, wash hand vanity basin and bath with shower over. Tiling to walls, heated towel rail, extractor fan, LED lighting to ceiling and uPVC double glazed window to rear.

**EXTERIOR**

Private parking to the front. Access through a wooden gate to an established front sunny garden with seating area and flagged path. To the rear of the property is an enclosed garden with patio seating area, garden shed and small grass lawn. Accessed by way of the French style doors from inside the property and a rear garden offers access to Dragley Beck.

