



DIRECTIONS

Proceeding into the village from the Ulverston and Swarthmoor direction and upon entering Lindal, take your second left into Railway Terrace where the property can be found on the right-hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/hacksaw.replied.builders>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.



Estate Agency Act 1979

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£190,000



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GARAGE &
PARKING

15 Railway Terrace, Lindal,
Ulverston, LA12 0LQ

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Stunning stone fronted and extended two bedroom mid terraced cottage situated in this popular village which has been well maintained and updated and will be appreciated upon recommended viewing. Many original style features have been maintained including exposed stone working, fireplaces, panelled walls and alcove cupboards. In addition, the property offers parking, garage and garden area. Comprising of dining room, lounge, modern fitted kitchen and four piece bathroom suite to the ground floor with two double bedrooms and a dressing room/study to the first floor. To the rear of the property is a yard, with access via the rear service road to an external store with light and power, and opposite the garage with light and power, parking and an endosed garden area with lovely sunnys aspects. The village itself has a popular primary school, public house and offers excellent access to the A590 travelling to Ulverston, Dalton, and Barrow-in-Furness. In all a superb opportunity in a popular location with early viewing invited and recommended.



Accessed through a PVC door with glazed inserts into:

DINING ROOM

9' 0" x 11' 11" (2.74m x 3.63m)
UPVC double glazed window to front, feature electric fire set in original style fireplace and alcove cupboards. Wood laminate flooring, radiator and open to:

INNER HALL

Staircase to first floor and door to:

LOUNGE

11' 11" x 11' 4" (3.63m x 3.46m)
Original style cast iron range, uPVC double glazed window to rear, exposed stone working to alcoves and understairs area. Radiator and door to:

KITCHEN

19' 7" x 5' 11" (5.97m x 1.8m)
Good range of base, wall and drawer units with wooden work top over incorporating sink and drainer with mixer tap and splash back tiling. Space for range cooker, space and plumbing for washing machine, space for dryer and space for American style fridge/freezer. Cupboard housing combination boiler for the hot water and heating system, uPVC double glazed window to side, roof window and external door to rear yard. Door to:

BATHROOM

Luxury four piece suite comprising of low level, dual flush WC, wash hand bowl set to vanity unit with shelving, shower cubicle and bath. Underfloor heating, radiator, uPVC double glazed window to side and roof window.

FIRST FLOOR LANDING

Access to two bedrooms.



BEDROOM

9' 3" x 11' 11" (2.82m x 3.63m)
Full width, double room with storage cupboard, radiator and uPVC double glazed window to front.

BEDROOM

11' 4" x 11' 11" (3.45m x 3.63m)
Further double room with uPVC double glazed window to, loft access and radiator. Door to:

DRESSING ROOM/STUDY

8' 9" x 5' 11" (2.67m x 1.8m)
UPVC double glazed window to side, fitted wardrobes and radiator.

GARAGE

20' 7" x 10' 10" (6.27m x 3.3m)
Up and over door, light, power and inspection pit.

EXTERIOR

To the rear of the property is a yard with access to the side service road and access to external store. Parking adjacent to the property with access to garage and rear garden. The garden is grassed with a variety of trees, shrubs and bushes offering an excellent garden complimenting this comfortable family home.

