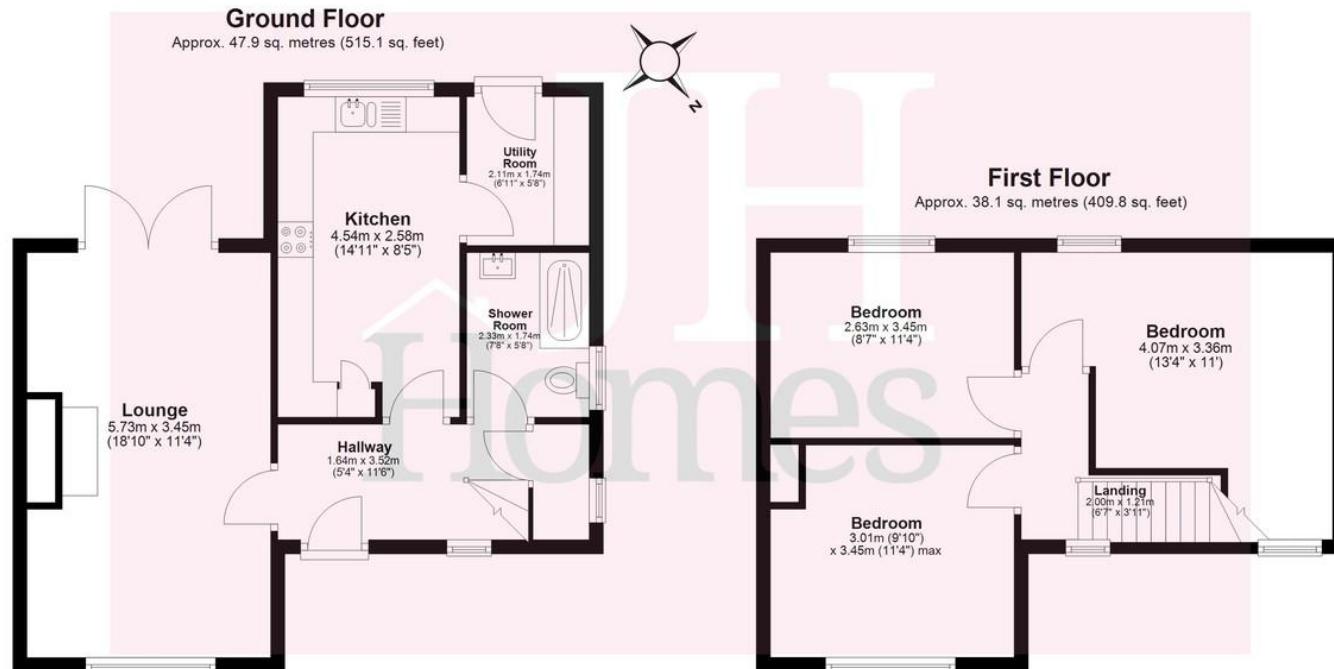


£315,000



#### DIRECTIONS

From the centre of Ulverston proceed up Soutergate in the direction of Broughton Beck. Take the second turn on the Left into Old Hall Road, after the narrowing of the road the property is located shortly after the turn to Mowings Lane on the Left.

It can also be found using the following what3word reference  
<https://w3w.co/eyelid.tokens.reseller>

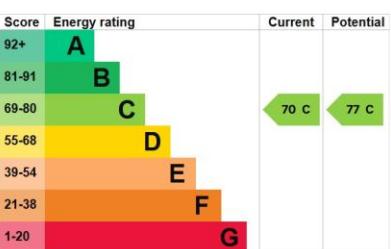
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



2



3



1



PARKING

23 Old Hall Road, Ulverston,  
LA12 7DQ

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

This is an excellent opportunity to purchase a well-proportioned family sized semi-detached home situated in this excellent location that offers convenient access to not only the town centre of Ulverston and its comprehensive amenities, but also the nearby open countryside and walks. The property is extremely well presented by the current owner and offers comfortable accommodation comprising of entrance hall, lounge, dining kitchen, utility, shower room and store, and to the first floor three double bedrooms. Benefits form off-road parking and an excellent rear garden with lovely sunny elevations, well presented and offers an excellent outdoor space. The property has gas central heating system, uPVC double glazing and a good standard of presentation with early internal viewing both invited and recommended.



Accessed through modern composite door with three feature double glazed and leaded panes opening to:

#### ENTRANCE HALL

Woodgrain effect laminate flooring which extends through the hall and into the kitchen. Open under stairs area maximising usable space with gas meter and modern column radiator. Stairs with painted handrail, newel post and spindles with uPVC double glazed window. Door to ground floor oak room/boiler room, with further doors from hall open to lounge, kitchen and ground floor shower room.

#### LOUNGE

16' 10" x 11' 4" (5.13m x 3.45m)

Well proportion room with central fireplace feature, mantel shelf and tiled inset housing with electric plug point for freestanding fire. UPVC double glazed window to front and uPVC double glazed French doors to rear with fitted blinds offering a lovely aspect onto rear garden area. Electric meter cupboard to corner of room, two modern column radiators and two central ceiling light points.

#### KITCHEN

14' 11" x 8' 5" (4.55m x 2.57m)

Fitted with a range of base, wall and drawer units with slate effect worktop incorporating single drainer bowl and

half sink unit with mixer tap and splash back tiling. Appliances include gas hob with splashback and cooker hood above, electric oven, built-in fridge/freezer and integrated dishwasher. UPVC double glazed window with deep polished slate sill overlooking rear garden. A lovely modern kitchen of good proportions with two spotlight ceiling tracks, modern column radiator and door connecting to utility room.

#### UTILITY ROOM

6' 11" x 5' 3" (2.11m x 1.6m)

An excellent area with work surface and tiling to match kitchen. Space under counter and plumbing for washing machine and dryer. Radiator and half glazed PVC door opening to rear garden.

#### SHOWER ROOM

Stylish, modern room with glazed shower screen and thermostatic shower, illuminated recessed shelf, wash hand basin with central mixer tap and two storage drawers underneath. Electric Bluetooth mirror above sink and shaver point, WC with pushbutton flush and dark grey wood grain effect panelling to walls with lighter panelling to ceiling. Spotlight cluster, radiator, extractor fan and uPVC double glazed pattern glass window to side.

#### BOILER / STORE ROOM

Houses boiler for central heating and hot water systems, uPVC double glazed window and coat hook to wall.



#### FIRST FLOOR LANDING

Stairs to first floor first floor, uPVC double glazed window, access point to loft and doors to three bedrooms.

#### BEDROOM

10' 3" x 14' 4" (3.12m x 4.37m)

UPVC double glazed windows to front and rear, offering an outlook to garden and beyond neighbouring properties towards the countryside. Complete with radiator and may offer potential to create ensuite facility.

#### BEDROOM

9' 11" x 11' 3" (3.02m x 3.43m)

Double bedroom to rear of property with uPVC double glazed window and fitted blinds again offering a pleasant aspect. Complete with radiator and traditional picture rail.

#### BEDROOM

8' 7" x 11' 5" (2.62m x 3.48m)

Currently used as an excellent home office offering space for a comfortable double bedroom. UPVC double glazed window to front, radiator and traditional picture rail.

#### EXTERIOR

Excellent off-road parking with much of the space being brick set. Path to side leads to gated and enclosed rear garden. Well presented and offers a fabulous outdoor space with sunny south facing aspects. Upper patio middle lawn and slate gravel lower patio seating area. Mature established borders to sides with variety of shrubs and bushes. Useful wooden storage shed as well as covered canopy adjacent to French doors opening into lounge, offering sheltered seating space. A lovely garden complimenting this excellent family property.

