

FREEHOLD



11 MOUNT BARNARD VIEW, ULVERSTON, LA12 9JX

£280,000

FEATURES

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| Detached True Bungalow | Modern Shower / Wet Room |
| Head Of A Cul-De-Sac | Gas Central Heating System & UPVC DG |
| Two Double Bedrooms | Drive Parking & Detached Garage |
| Lounge, Dining Room & Conservatory | Gardens Landscaped For Easier Maintenance |
| Kitchen & Utility. Great Modernisation Potential | |
| Vacant With No Upper Chain | |



We are pleased to bring to the market this pleasing detached true bungalow situated towards the head of a cul-de-sac to the upper part of the Croftlands Estate. Set on a pleasant plot with driveway parking, detached garage and easier maintained landscaped gardens. With gas fired central heating system and uPVC double glazing, the property is offered vacant having no upper chain. Accommodation comprising of entrance porch, hall, lounge, dining room, kitchen, conservatory, utility, bathroom and two double bedrooms. Whilst in need of some general modernisation, the property offers superb potential and will make an excellent home in a popular and most convenient location. Early internal inspection is invited and recommended to appreciate the bungalow and further potential with viewing available through the office of JH Homes.

Accessed through set of PVC double glazed doors opening into:

PORCH

Double-glazed window to side, shelving and double glazed door to:

ENTRANCE HALL

Complete with wooden floor, radiator, access point to loft with a drop-down ladder and a useful coats/storage cupboard.

LOUNGE

10' 2" x 14' 10" (3.1m x 4.52m)

Cosy space with uPVC double glazed windows to front and side fitted with blinds. Central fireplace with the conglomerate style fire surround and hearth, with electric feature fire and double radiator.

DINING ROOM

8' 8" x 11' 10" (2.64m x 3.61m)

Situated to rear of the property with wall mounted feature electric fire, a set of French door connecting to the conservatory and open access to the kitchen. Cupboard

housing factory insulated hot water tank and further door to shelf storage cupboard with electric meter and circuit breaker control point.

CONSERVATORY

15' 0" x 6' 10" (4.57m x 2.08m)

Located to the side of the property with a polycarbonate style roof and a set of PVC double glazed French doors opening to side garden. UPVC double glazed windows, two radiators and wall light point.

KITCHEN/BREAKFAST ROOM

10' 2" x 10' 5" (3.1m x 3.18m)

Fitted with a range of base, wall and drawer units with worktop over, which extends to create a breakfast bar area, incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. UPVC double glazed window offering a lovely aspect over the recreational field and rooftops with the hills in the distance and a further uPVC double glazed window to rear. Recess for an electric cooker with cooker hood above, radiator and glazed door to:

LOBBY

Glazed door to conservatory and folding door to utility room.

UTILITY ROOM

6' 11" x 5' 11" (2.11m x 1.8m)

UPVC double glazed window, tiled floor and work surface complete with stainless steel sink unit and wall cupboard. Plumbing for washing machine and wall mounted ideal logic gas combi boiler for the heating and hot water systems.

BEDROOM

11' 11" x 11' 9" (3.63m x 3.58m)

Situated to the rear of the property with two uPVC double glazed windows with blinds, wood grain parquet style flooring, radiator and electric light and power points.

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m)

Radiator, light and power points and uPVC double glazed window with fitted blind, offering a pleasant aspect looking down Mount Barnard view with Birkrigg in the distance.

SHOWER ROOM

Modern wet room with self-draining floor, thermostatic shower pedestal, wash hand basin with mixer tap and mirror above, WC with pushbutton flush and a mirrored bathroom cabinet. Modern panelling to the walls with light grey patterned finish, uPVC double glazed window, extractor fan and chrome ladder style towel radiator.

EXTERIOR

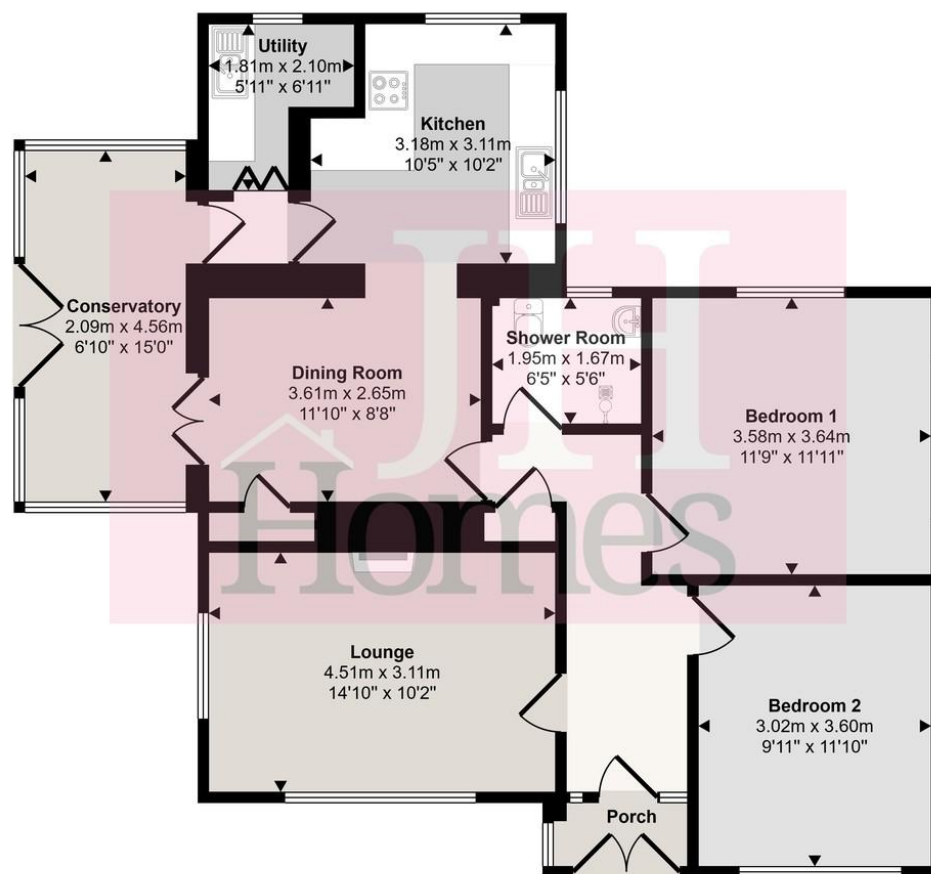
Concrete printed driveway to front offering off-road parking and access to garage, with a gate to side giving access to side and rear gardens. Front gravel border garden area with shrubs and bushes including a mature Hollybush, as well as a path leading to far side of the property. Flagged garden area to side on two levels, with the upper level having a storage shed, and a path leading to rear garden which has been flagged and landscaped for easier maintenance with bushes to the perimeter: offering some pleasant aspects including glimpses of the Bay in the distance. There is also access to an under-croft storage area.

GARAGE

Light and power points with window to rear.



Approx Gross Internal Area
92 sq m / 986 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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:

From the traffic lights at the end of Queen Street, continue straight across onto Prince Street which then becomes Springfield Road as it passes Ulverston Victoria High School. Coming out of the dip continue straight on and the road becomes Mountbarrow Road, take your first left onto Oakwood Drive with Croftlands Junior School on your left. Turn next left onto Mount Barnard View and the property is at the head on the left.

It can also be found using What3Words Reference:
<https://w3w.co/bounding.alongside.confined>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 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.

