



FREEHOLD

47 RYDAL ROAD, ULVERSTON, LA12 9BU

£275,000

FEATURES

- Semi Detached Home
- Popular Residential Location
- Ideal For the Family Buyer
- Drive & Useful Garage/Workshop
- Lounge With Multi Fuel Stove
- Modern Fitted Kitchen/Diner
- Three Bedrooms & Modern Bathroom
- Utility Room & Separate Shower Room
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Invited & Recommended



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  Garage, Off Road Parking



An excellent traditional semi-detached family home situated in this popular residential location that offers convenient access to the town of Ulverston and its comprehensive amenities. The property is set on to a pleasant plot with the advantage of potential for a parking space (accessed from an un-lowered curb) garage and garden space to the front and rear of the house, screened with a mature private hedge. The property itself offers comfortable accommodation comprising of a hall, lounge, kitchen/diner, utility, ground floor shower room and to the first floor, three bedrooms and a modern bathroom. There is a gas fired central heating system, uPVC double glazing and the property offers accommodation perfect for a range of buyers but particularly suited to the family buyer. Early viewing is invited to appreciate this comfortable home. Please note the property is subject to a local occupancy clause with more information available from Westmorland & Furness Council and JH Homes.

This family home is accessed through a solid PVC front door, opening into:

ENTRANCE HALL

Excellent, open plan space with a radiator, uPVC double glazed window and stairs leading to the first floor. Open access leading to the lounge and kitchen and light wood grain effect laminate style flooring which extends through the ground floor.

LOUNGE

13' 6" x 12' 1" (4.14m x 3.70m)

Well-presented family room with an attractive central fire place feature and a multi fuel burner and stone hearth with alcove shelving to the side. UPVC double glazed bay window overlooking the enclosed front garden, modern column radiator and to the side of the room and open access to:

KITCHEN/DINER

19' 11" x 9' 10" (6.08m x 3.02m)

A good room to the rear of the property, naturally dividing into two areas with a central island and breakfast bar area. Fitted with a range of base, wall and drawer units with quartz style worktop over, extending into the kitchen island and breakfast bar area, incorporating single drainer bowl and a half sink with mixer tap and splash back tiling. Appliances include an electric hob, electric double oven and grill and built-in fridge and dishwasher, both with matching decor panels.

To the side of the room, shelving with a hidden latch opening into an excellent understairs pantry. A modern wood door from the kitchen gives access to the side lobby. The dining area has space for a family sized table with the current feature glass table and six chairs being potentially available by separate negotiation. Complete with PVC double glazed patio doors opening to the rear garden and a modern radiator.

LOBBY

UPVC double glazed window, half-glazed PVC door and a further modern wooden door to:

UTILITY ROOM

15' 1" x 4' 2" (4.61m x 1.28m)

Fitted with based on wall cupboards with a quartz style work surface, grooved drainer and an inset sink with mixer tap. Space for a dryer, recess and plumbing for a washing machine and two uPVC double windows. Space for an American style fridge/freezer and doors to the garage and shower room, with a set of double doors to the corner storage cupboard.

SHOWER ROOM

Modern three-piece suite with a glazed shower screen, electric shower, modern panelling to the walls, wash hand basin set onto a vanity unit with mixer tap, and WC with push button flush. Ladder style towel radiator, mirror to the wall, uPVC double glazed pattern glass window and further modern panelling to the ceiling with inset lights.

FIRST FLOOR LANDING

Stairs lead the first floor with a uPVC double glazed window and access to the bedrooms and bathroom through modern panel doors.

BEDROOM

11' 3" x 10' 0" (3.43m x 3.06m)

Situated to the rear of the property with a range of mirror fronted wardrobes to one wall, modern column radiator and a uPVC double glazed window looking down to the rear garden, with a glimpse of Hoad Hill and Monument beyond.

BATHROOM

Lovely modern bathroom fitted with a three-piece suite in white comprising of a panelled P-shaped bath with glazed shower screen and over bath shower, fixed spray head, flexi-track spray and a side positioned mixer tap. Sink unit with mixer tap and storage cupboard under, plus a concealed cistern for the WC with a push button flush. Complete with wall mirror, modern panelling to the walls, extractor fan, inset lights to the ceiling and a uPVC double glazed pattern glass window to the side.

BEDROOM

10' 4" x 12' 2" (3.17m x 3.73m)

Pleasant space with modern decor, column radiator and a uPVC double glazed window to the front. Provides access point to the loft with a drop-down wooden ladder, the space being fully boarded and has light and power points.

BEDROOM

5' 9" x 8' 9" (1.77m x 2.67m)

Woodgrain laminate style flooring, double doors to a built-in useful storage cupboard, radiator and a uPVC double glazed window to the front.

EXTERIOR

To the front of the property there is access to the garage and also the potential for a driveway subject to having the curb lowered. From the drive there is gated access to the front garden area which is a good size and screened by a mature private hedge. It also has an area of lawn with stepping stones to a gate within the hedge, and access to the road. There is path leading to both the front door and the lobby door. To the rear of the property there is a garden area with sunny aspects which has a flagged patio giving access to a further patio area with ponds and raised beds stocked with shrubs and bushes. There is also access to the side with a gate to the driveway, overall some excellent gardens complimenting this pleasant family home.

GARAGE

12' 6" x 13' 8" (3.83m x 4.17m)

A single garage with a roller door and window to the side, with electric light and power points and offering excellent general storage space or parking.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

PLEASE NOTE: The property is subject to a local occupancy clause

DIRECTIONS:

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. Take the second right onto Rydal Road, follow the road round and the property is located on the left hand side before the turn into Grasmere Road. It can also be found using the approximate what3 words reference:

<https://w3w.co/marsh.rules.punt>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 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.

