

FREEHOLD



13 HAMPSFELL ROAD, ULVERSTON, LA12 9PX

£237,500

FEATURES

- Popular Semi Detached Home
- Three Bedrooms
- Sought After Residential Location
- A Perfect Family Home
- Convenient For Schools & Amenities
- GCH System & UPVC Double Glazed
- Nice Gardens, Drive Parking & Garage
- Vestibule & Lounge With Feature Fireplace
- Early Viewing Invited & Recommended
- Extended Kitchen/Diner With Central Island



-  1
-  2
-  3
-  Garage, Off Road Parking



A well-presented semi-detached home situated on this popular short road in the excellent Croftlands Estate. This lovely home has been carefully cared for and occupied for many years by the current owner and is now offered for sale due to relocation. Benefiting from uPVC double glazing, gas fired central heating system, a good standard of presentation throughout and has been extended to the rear to offer an ample kitchen/diner. On a good plot with an excellent garage and pleasant garden space to the front and rear. The accommodation comprises a vestibule, lounge, kitchen/diner and to first floor there are three bedrooms and bathroom with over bath shower. There is a good driveway offering ample parking and access to the garage. This great home is suitable for a wide range of buyers including the family purchaser and early viewing is recommended.

The property is accessed through a PVC double glazed front door which opens into the entrance vestibule which has a built-in cupboard with coat rail and an upper storage area. A modern white panel door opens into:

LOUNGE

15' 7" x 14' 6" (4.75m x 4.42m)

Attractive room with pleasant decor, feature painted chimney breast wall with a central wooden feature fireplace and conglomerate style inset and hearth with a living flame gas fire. UPVC double glazed bow window to the front, double radiator, under-stair store and stairs to the side of the room. A door to the rear gives access to the kitchen/diner.

KITCHEN/DINER

15' 7" x 14' 5" (4.75m x 4.39m)

An excellent well-proportioned room which has been extended and is fitted with a range of base, wall and drawer units with a granite effect worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. A central island area created additional work surface space

and storage cupboards under in a contrasting blue shade. Integrated appliances include a built-in fridge, Belling fan oven, combi microwave oven and grill, gas hob with stainless steel splashback and cooker hood above, recess and plumbing for a washing machine and a uPVC double glazed window and patio door to the rear providing a good amount of natural light and access to the rear garden. A PVC double glazed door to the side opens to the driveway. Complete with double radiator, three ceiling light points and offers an excellent and well-proportioned family dining kitchen.

FIRST FLOOR LANDING

For the lounge the stairs lead to the first floor, with painted newel post and handrails. The landing has modern panel doors to the bedrooms and bathroom and a uPVC double glazed window offering an aspect of the side over the rooftops towards Hoad Hill and Monument in the distance. There is also an access point to the loft with a drop-down ladder.

BEDROOM

14' 3" x 7' 10" (4.34m x 2.39m)

Double room situated to the front of the property with pleasant light decor, a feature paper wall and a comprehensive range of fitted bedroom furniture with wardrobes drawers and bridging units in a lightwood grain finish. Radiator and uPVC double glazed window.

BEDROOM

9' 11" x 8' 1" (3.02m x 2.46m)

A pleasant room situated to the rear of the property with a uPVC double window, radiator and pleasant décor. Offering an excellent aspect to the rear over the rooftops of neighbouring properties with Hoad Monument to the side.

BEDROOM

6' 11" x 6' 1" (2.11m x 1.85m)

Single room to the front of the property with a uPVC double glazed window, radiator and a cupboard built over the stairwell housing Main gas boiler for the heating and hot water systems.

BATHROOM

Fitted with a three-piece suite in white comprising of a panel bath with glazed shower screen and over bath Triton electric shower, pedestal wash hand basin with mixer tap, WC with pushbutton flush, full tiling to the walls and a radiator. UPVC double glazed window with pattern glass and modern tile effect vinyl flooring.

EXTERIOR

To the front of the property there is a lawn with borders, shrubs and bushes and a modern tarmac drive with brick set edging offering parking and access to the garage. To the rear is a pleasant, enclosed garden area on two levels with an upper circular patio and seating area with variety of shrubs and bushes with access to a path and steps leading down the lower garden area. This has a flagged seating space, mature conifer hedge and offers a further pleasant seating space.

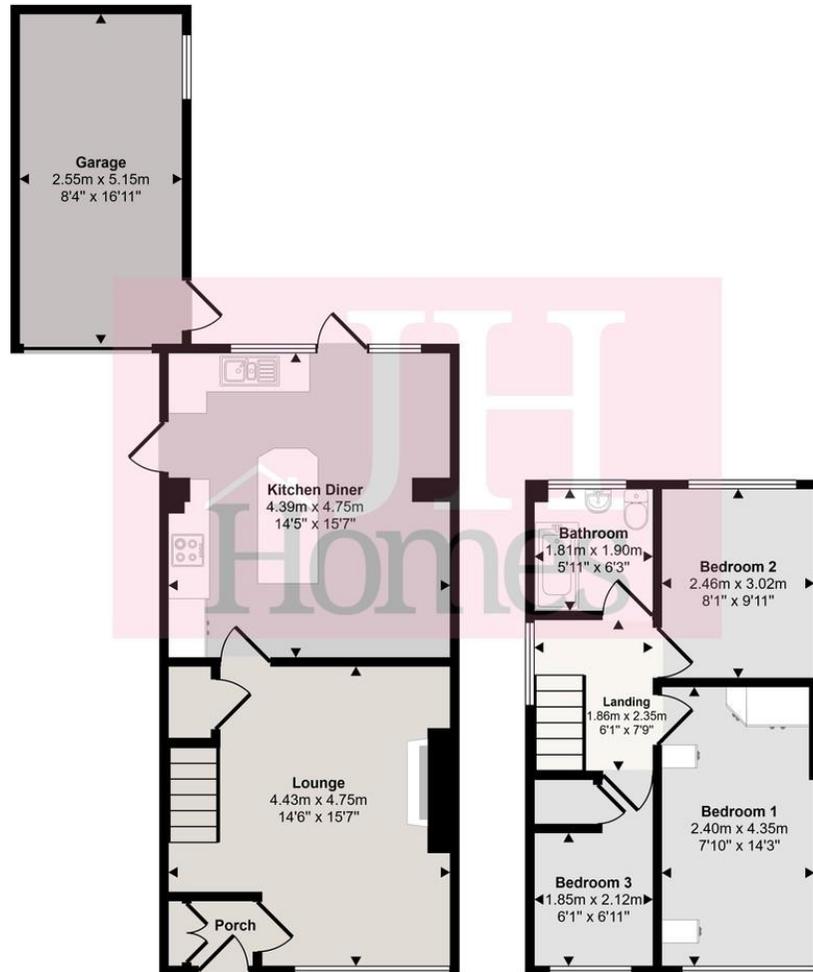
GARAGE

16' 11" x 8' 4" (5.16m x 2.54m)

With an up and over door, side door, window and electric light and power points.



Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 56 sq m / 600 sq ft

First Floor
Approx 33 sq m / 356 sq ft

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: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the traffic lights at the Coronation Hall, proceed straight across into Victoria Road. Continue along Victoria Road until you reach the T-junction taking a right-hand turning onto Well Lane, continue along Well Lane taking the second right-hand turn into Oakwood Drive and then the sixth left hand turning into Birchwood Drive. Continue along Birchwood Drive taking the first turn on your right into Bigland Drive and take the next left into Hampsfell Road. The property can be found by using the following "What Three Words" <https://w3w.co/alley.sling.blur>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 69 C | |
| 55-68 | 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.

