

FREEHOLD



**31 CHERRY TREE AVENUE,
ULVERSTON,
LA12 9HE**

£240,000

FEATURES

Popular Sought After Residential Location

Outstanding Semi-Detached Home

Immaculate Condition & Well Presented

Gas Central Heating System & Double Glazing

Free Flowing Accommodation

Lounge, Kitchen/Diner & Utility Room

To The First Floor Are Three Bedrooms & Bathroom

Views Towards The Hoad Monument

Gardens To Front & Rear

Early Viewing Invited & Recommended



On Road Parking



We are pleased to bring to the market this excellent semi-detached home situated in this pleasing and popular location within the market town of Ulverston. Well-presented and comfortable home perfect for a range of buyers including the family purchaser. The property offers gas fired central heating system, uPVC double glazing, modern kitchen and bathroom and a good standard presentation and decor throughout. Accommodation comprising of a hall, lounge, kitchen/diner, rear porch, three good bedrooms, and modern bathroom. There is an elevated front garden area and access to the side leading to a terraced rear garden with lower patio and two upper areas of lawn with sunny aspects. The location offers convenient access to amenities including schools and shops, and early internal inspection of the property is both invited and recommended to appreciate this comfortable home.

This excellent family home is accessed through a PVC double glazed front door with pattern glass panes. Opening into:

ENTRANCE HALL

Attractive dark green decor to the walls, stairs leading to the first floor and modern wooden internal doors to the kitchen/diner and to:

LOUNGE

Excellent well-proportioned room which has attractive décor, two radiators and inset lights to the ceiling, plus two uPVC double glazed windows to the front and rear with blinds, overall offering a stylish family room.

KITCHEN/DINER

Fitted with a range of base, wall and drawer units with light wood worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. UPVC double glazed window looking up to the rear garden and a further window to the side. Integrated gas hob with cooker hood above, hob with attractive grey splashback tiling,

electric oven and recess and plumbing for a washing machine. Wood grain effect vinyl flooring, an excellent understairs store and door to the rear. A wall cupboard conceals the "Ideal Exclusive" gas combi boiler for the heating and hot water systems. An excellent and spacious room, initially entering the dining area with ample space for family table, with a uPVC double glazed window with blinds to the front and inset lights to the ceiling. The dining area is naturally open plan to the kitchen with an island/breakfast bar divide.

REAR PORCH

Useful area with light decor to the walls and ceiling, electric light and power points and a door to the rear.

FIRST FLOOR LANDING

From the entrance hall, stairs lead to the first floor with a continuation of the attractive dark green decor, and a white painted handrail and staircase opening to a spacious landing area. The Landing has a uPVC double glazed window overlooking the rear garden, a radiator and modern wooden doors to the bedrooms and bathroom.

BEDROOM

Generously proportioned double room with a uPVC double glazed window to the front with blind, offering a lovely aspect over the rooftops towards Hoad Hill and Monument. The room has a light pink décor to the walls, a bulkhead display platform area and electric light and power points.

BEDROOM

Well-presented room with light attractive decor and a uPVC double glazed window with fitted blind, which also offers a lovely aspect beyond the neighbouring properties towards Hoad Hill and Monument in the distance. The room is currently used as a home office and studio, however offers ample space for a double bedroom and has a radiator.

BEDROOM

Generous single bedroom with pleasant light décor and a uPVC double glazed window with fitted blind, offering a pleasant aspect to the rear garden. Complete with radiator and ceiling light point.

BATHROOM

Fitted with a modern three-piece suite in white comprising of a shower bath with mixer tap and shower attachment, wash hand basin sat on a vanity unit with storage under and a mixer tap, plus a WC with push button flush. UPVC double glazed pattern glass window, full tiling to the walls, radiator, extractor fan and grey wood grain effect flooring. In all, a lovely and well-presented bathroom.

EXTERIOR

To the front of the property a pedestrian gate and steps lead to a path to the front door, with lawns to either side and access to the far side leading round to the rear. The rear garden is an attractive feature of the property with a lower sheltered flagged patio area, steps to the side to the upper grassed garden areas with a level lawn retaining wall, plus further steps to the upper grassed garden area which has pleasant sunny aspect.



FLOORPLAN TO FOLLOW

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

DIRECTIONS:

From our office, proceed to the market cross and turn left onto Queen Street. Follow the road to the traffic lights, turn left and at the next set of traffic lights take a right hand turn onto Victoria Road. Continue through Victoria Road into Park Road and turn right into Well Lane. Turn right into Rake Lane and take the first left into Lime Tree Road. Take the first right onto Hawthorne Avenue then first left into Cherry Tree Avenue.

The property can be found by using the following approximate "What Three Words"

<https://w3w.co/person.scary.skillet>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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.

