

6 SHERIFF BANK, GREENODD, ULVERSTON, CUMBRIA, LA12 7RF

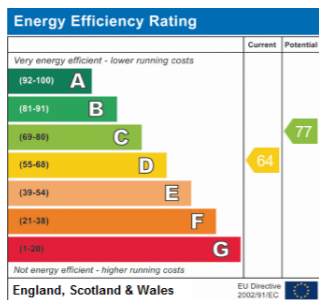
**TENURE:** Freehold

**COUNCIL TAX:** Band F

**LOCAL AUTHORITY:** South Lakeland district Council

**SERVICES:** Mains water, septic tank, gas and electricity are all connected.

**Viewing strictly by appointment. Covid-19 restrictions apply**



**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.



**Four Bedroom Detached Family Home**  
**Popular Village Location**  
**FOR SALE £400,000**



**6 SHERIFF BANK, GREENODD, ULVERSTON, CUMBRIA, LA12 7RF**

This is a lovely, detached family home situated to the edge of the popular village of Greenodd. In an elevated position offering some fantastic views over the picturesque Leven Estuary and surrounding countryside. The property is presented to an excellent standard and has been greatly improved by the current owners over recent years including replacement double glazing, high quality bathroom, a stylish kitchen, installation of a new boiler and central heating system, wood burning stove to living room and a new garage door. The property is presented and decorated to a good standard and set on a pleasant plot with gardens to three sides and ample parking. The position must be viewed to be appreciated as the panoramic views cannot be justified from the pictures alone. The property has accommodation that comprises lower ground floor master bedroom, luxury bathroom, three further double bedrooms and store room plus utility and garage. To the first floor a magnificent kitchen, lovely living room with doors to balcony, snug/sitting room, dining room and further bathroom and conservatory. With gas fired central heating, uPVC double glazing this home will be of interest to a range of buyers including those looking to relocate to the area. The village is a short drive from the Lake District National Park boundary as well as the nearby market town of Ulverston.

**For more information call 01229 314049 or 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

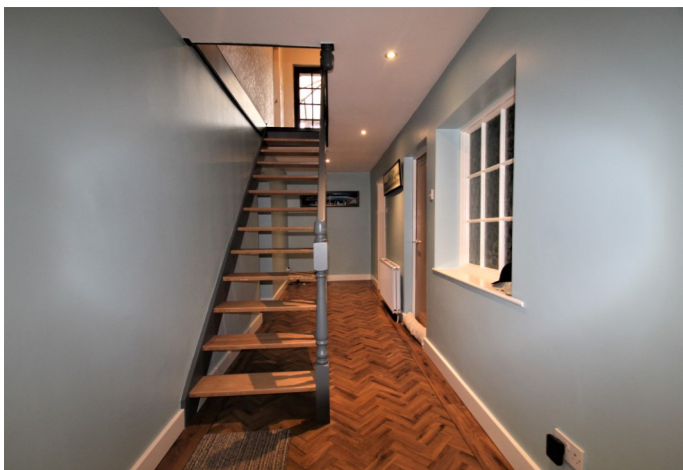
**EPC Rating: D**

### ACCOMMODATION

The property is accessed from the lower ground floor via an attractive composite door with two double glazed panes that opens to the entrance hallway.

### ENTRANCE HALLWAY

The entrance hallway is an attractive, spacious and inviting entry point to the property with lovely Amtico parquet effect flooring with border trim. A feature staircase leading to the first floor with painted handrail and spindles with wooden treads. There is a double central heating radiator and modern Oak internal doors providing access to the ground floor bedrooms, bathroom, box room and utility room.



The staircase leads to the upper ground floor which has traditional wooden parquet flooring and modern Oak internal doors to the family dining kitchen, snug/study, dining room, bathroom and set of double doors offering access to the conservatory.



**LIVING ROOM 20ft 2' (6.14) x 12ft 1' (3.70)** with a uPVC double glazed sliding patio door to the front elevation and balcony, offering a beautiful aspect over the Leven Estuary, countryside and hills beyond. There are further uPVC double-glazed windows to the side and rear looking to the Woodland to the side and garden and fields beyond to the rear. The room is of excellent proportions, being light and inviting with a large open archway to the adjacent family kitchen. A central feature to the room is the attractive fireplace with wooden mantel shelf and a slate hearth housing a modern log burning stove. The room has a double central heating radiator ample power sockets TV aerial point and inset lighting to the ceiling.



**UTILITY 9ft 7' (2.92) x 7ft 7' (2.32)** with a wall mounted Worcester gas boiler for the central heating and hot water systems. With power socket wall and fitted coat hooks, plumbing for a washing machine and open access to the adjacent garage.

**GARAGE 23ft 11' (7.30) x 10ft 6' (3.22)** an excellent garage/workshop having ample space for both garage and additional storage/work space. With a modern roller door, power sockets, light and water tap. Also housing the electric metre and circuit breaker control point. There are two windows to the rear of the garage both single glazed.

**EXTERIOR** the property is situated to the head of the cul-de-sac to the edge of the village of Greenodd. There is open access to the large tarmac driveway which offers ample parking and turning space and parking space. There is to the front of the property a veranda giving shelter to the door which opens to the hallway. To the side of the property a set of steps leading to an upper balcony area with a door to the living room and offering stunning views over the estuary and countryside beyond. To the front there is ornamental Rose borders behind stone retaining walls and to the side is an area of woodland not belonging to a property. There is access to either side of the property leading to the rear garden area.

The access to the side provides steps and a seating area to the upper rear garden area. The rear garden is attractively presented with an area of lawn, a retaining wall to a border area, patio, greenhouse and stepped access leading back down to the front of the property. The garden is planted with variety of shrubs and bushes has outside water tap and is considered an excellent benefit to the property. In all this is a fabulous family home that is complemented by the stunning views to the front and being situated in a most popular and pleasing village.

