

EXTERIOR

The Front garden has chippings with a side pathway and pedestrian gate leading to the rear elevation. To the rear of the property is a decked area ideal for a hot tub (not included) with pull out screen. Artificial grass to the centre of the garden, further patio seating area. There is a garden shed to be included in the sale.



DIRECTIONS

Leaving our office IN New Market Street proceed to the traffic lights on Queen Street and County Road. Turn Left and then first right onto Victoria Road into Park Road taking a right-hand turning into Well Lane. Continue along taking the right-hand turning into Oakwood Drive before taking the seventh turning on your left into Hazeltree Road. Number 13 is situated to the head of the and cul-de-sac.



TENURE: Freehold

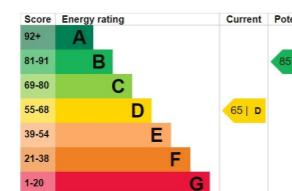
COUNCIL TAX: Band B

LOCAL AUTHORITY: South Lakeland district Council

SERVICES:

Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Estate Agency Act 1979

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**Two Bedroom Semi-Detached House
Popular Croftlands Estate
FOR SALE £185,000**



13 HAZELTREE ROAD, ULVERSTON, CUMBRIA, LA12 9JP

Situated in a quiet cul-de-sac location off Oakwood Drive, this semi-detached house has been significantly improved to a lovely standard throughout presenting a stylish home. The ground floor has been developed to maximise the modern day lifestyle with Lounge opening through to the open plan kitchen/diner and utility area to the rear. To the first floor are two bedrooms and stylish bathroom. The property benefits from double glazing and gas central heating. Externally there is a decked seating area, artificial grass for low maintenance, garden shed and further patio seating area. Viewing advised subject to COVID 19 Guidelines.

For more information call 01229 314049 or 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D



ACCOMMODATION

The property is approached via a low maintenance front with a pathway to the side leading to the uPVC front door opening into the entrance vestibule.

ENTRANCE HALL

6' 0" x 6' 0" (1.85m x 1.85m)

With painted finish to the walls, glazed door opening to the lounge and carpeted stairs to the first floor.

LOUNGE

12' 7" x 13' 6" (3.86m x 4.13m)

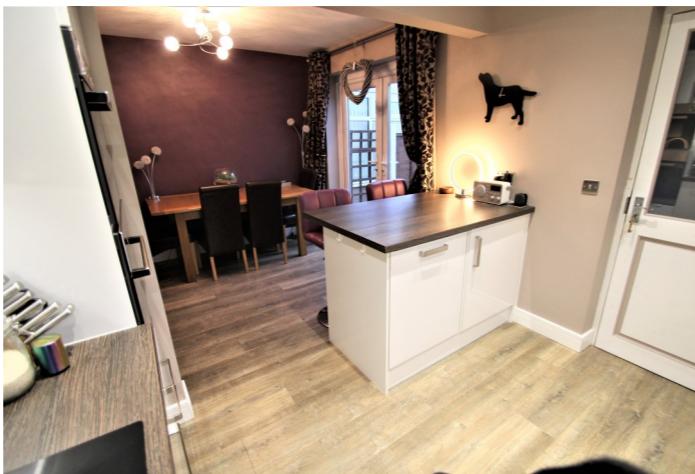
This pleasant room provides a uPVC double glazed window facing the front elevation with fitted blinds. The room is decorated with a multi tone coloured painted décor with a featured wall in aubergine and remaining walls in light tones while centres around a wall mounted electric Pryzm fire in cashmere and anthracite tone. The room is complimented by grey carpeting, a radiator, overhead light and power points while provides open access through to the kitchen/diner.



DINING AREA

12' 7" x 13' 6" (3.86m x 4.13m)

The painted decor in the lounge area continues through into the dining space which also has patio doors opening into the decked area and garden.



The room also provides Amtico flooring and access to the kitchen .

KITCHEN

12' 7" x 13' 6" (3.86m x 4.13m)

The kitchen has been finished to a high standard by local firm Rossendale with considerable investment being made to provide a range of fitted units with working surface, There is a range of integrated appliances within the kitchen units which includes an integrated Bosch oven and microwave oven, four ring induction hob with wall mounted cooker hood, dishwasher and also a fridge. The room is naturally light with window to the side elevation with stainless steel sink unit sat beneath with mixer tap over.



UTILITY

12' 7" x 13' 6" (3.86m x 4.13m)

The utility room provides a handy storage or workspace with a opaque glazed window to the rear elevation. Housing the wall mounted Worcester Bosch Boiler while providing ample storage and worktop space.

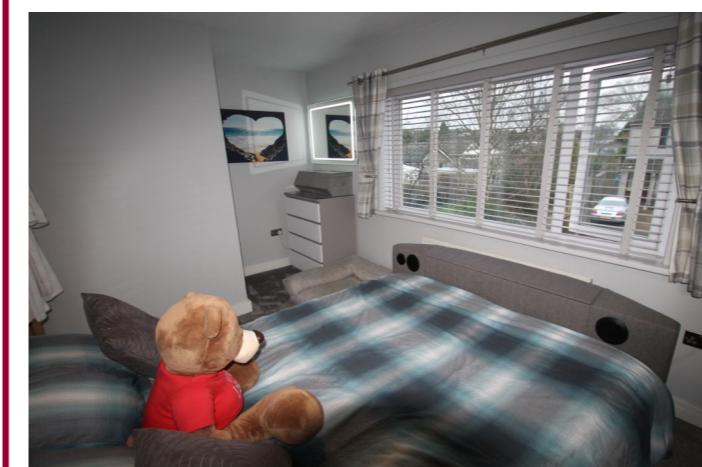


Stairs from the entrance vestibule provide access to the first-floor landing which has double glazed window with further access to two bedrooms, bathroom and an airing cupboard. The landing has been finished with papered decoration, radiator and power points while providing loft access to the ceiling.

BEDROOM ONE

9' 4" x 13' 7" (2.87m x 4.15m)

The master bedroom is situated to the front of the property and runs across the full width providing a large double bedroom with double glazed window to the front elevation with fitted blind. The bedroom has a range of Stollers fitted furniture while the room has been finished with a bespoke featured wall with remaining walls contrasting and grey carpeting, there is overhead lighting and power points, a fitted cupboard over the stairwell for further storage.



BEDROOM TWO

12' 9" x 8' 7" (3.90m x 2.62m)

This second double bedroom provides a double glazed window to the rear providing views out over the rear garden. Currently set up as a nursery, while benefiting from a wall mounted radiator, overhead lighting and power points.



BATHROOM

12' 9" x 8' 7" (3.90m x 2.62m)

This beautifully presented bathroom has a contemporary style which includes a bath which has a fixed shower and side screen, basin inset into a vanity unit and close coupled WC. There is an eye-catching tiling finish to the walls which further emphasises the white suite. There is a window to the rear elevation and also an extractor fan.

