

3 HEST VIEW ROAD, ULVERSTON, CUMBRIA, LA12 9PJ

EXTERNALLY

To the front of the property is a low maintenance garden, parking to the side. The parking runs alongside the property and provides further access to the rear garden. To the rear of the property is an enclosed garden area.

DIRECTIONS

From our offices in New Market Street proceed to the traffic lights on Queen Street where junction A590. Proceed over continue towards Croftlands School then turn left into Oakwood Drive, then turn right into Birchwood Drive and then the fourth turning on your right into Hest View Road where number 3 will be the second property on your left hand side marked by a Pink For Sale Board

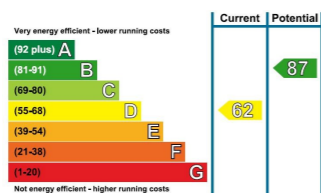
TENURE: Freehold

COUNCIL TAX: Band B

LOCAL AUTHORITY: South Lakes District Council

SERVICES: Mains Gas, Water and Electricity

Viewing strictly through J H Homes, Subject to COVID 19 regulations.



Estate Agency Act 1979

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**Three Bedroom Semi-Detached House
Popular Croftlands Estate
FOR SALE £180,000**



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Sale of a well presented three bedroom semi-detached house with stylish kitchen, integrated appliances, tasteful light décor, recently installed carpets, creating a lovely home to appeal to a range of buyers. The accommodation comprises entrance vestibule, lounge with spindled stairs leading to the first floor, kitchen/diner and spacious conservatory. To the first floor are three bedrooms and bathroom. Externally there is a drive for off road parking and low maintenance garden. Situated in a quiet residential development to the South edges of Ulverston. The property provides easy access to several nearby amenities including primary and secondary schools, bus routes and local amenities.

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

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D

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ACCOMMODATION

The property is approached via a driveway which runs alongside the side of the property, there is slate chippings laid to the front. Pedestrian footpath leads to the uPVC front door open into the vestibule and further door to the lounge.

LOUNGE 15' 10" x 14' 7" (4.83m x 4.47m)

This is a well-proportioned reception room finished with stylish decor with a single contrast chimney breast wall in refreshing shades of green. The room centres around a stone effect fire with decorative white painted surround and a conglomerate back and hearth. There is a double glazed window to the front elevation, while the room has television, telephone and power points as well as overhead lighting, radiator and exposed flooring. The lounge provides a doorway into the kitchen and painted spindled staircase in white and green leading to the first floor landing..



KITCHEN 7' 10" x 14' 7" (2.41m x 4.47m)

The Stylish kitchen runs across the full width of the property and provides a three sided work surface with fitted contrasting base and wall units with a grey décor panel with cup handles.



The kitchen surface includes a sink unit with mixer tap over, four ring electric hob with built under oven, integrated fridge and separate freezer, while the room is finished with white wall tiling and grey grout to compliment this stylish kitchen and considerable investment. There is a further worktop space with plumbing for the washing machine and recess space for a dryer. Overhead light , power points, under-stairs storage and a uPVC door allows access to the conservatory.

CONSERVATORY 13' 8" x 11' 1" (4.18m x 3.39m)

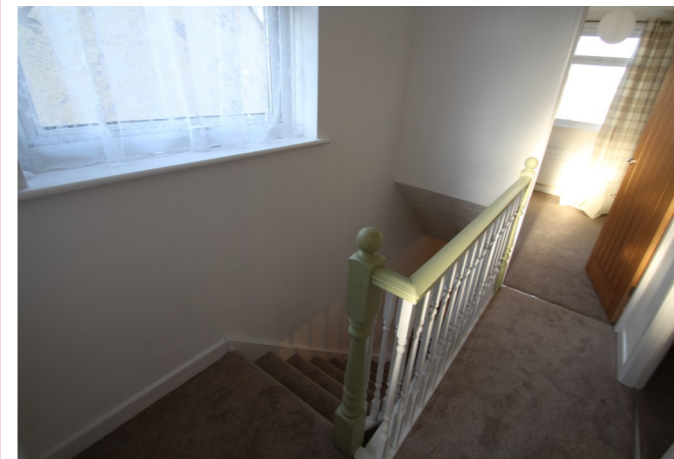
A further spacious reception room added to the rear of the property providing a versatile room which could also be used as a sitting room or playroom. The conservatory has a polycarbonate roof, painted woodwork , overhead light, central heating radiator, double wooden doors leading to the rear.



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FIRST FLOOR LANDING 7' 8" x 6' 0" (2.36m x 1.83m)

Carpeted stairs from the lounge provide access to the three bedrooms and bathroom, overhead light, smoke alarm, loft access and uPVC double glazed window to the side elevation.



BEDROOM ONE 14' 0" x 8' 3" (4.29m x 2.54m)

A master double bedroom with neutral decor throughout with contrasting carpet,. The bedroom has space for further storage furniture and provides a radiator, television point and power points while benefits from a double glazed window to the front elevation.



BEDROOM TWO 9' 7" x 8' 3" (2.94m x 2.54m)

A second double bedroom with a double glazed window overlooking the rear garden. The room has painted decor throughout and a contrasting carpet, power points, radiator and overhead lighting.



BEDROOM THREE

9' 7" x 6' 0" (2.94m x 1.83m)

The third bedroom is a single bedroom which could also be used as a home office or study. The room has a double glazed window to the front elevation and painted decor throughout with contrasting carpet.. The bedroom also benefits from overhead light, power points as well as a radiator.

BATHROOM 6' 0" x 6' 0" (1.83m x 1.83m)

Comprises of a three-piece suite to include a WC, pedestal wash hand basin, bath with a fixed shower over, wall and ceiling panelling, radiator/towel rail, overhead light and uPVC double glazed window to the rear elevation.

