

FREEHOLD



7 GRASMERE ROAD, ULVERSTON, LA12 9BY

£265,000

FEATURES

Traditional Local
Occupancy End Terraced
Home

Popular Residential
Location

Good Access To Town,
Schools & Amenities

Lounge & Fitted Kitchen
Diner

Conservatory With Utility
Cupboard

Three Bedrooms &
Bathroom

Gas CH System, DG &
Solar PV Panels

Suitable For Families &
A Range Of Buyers

Potential For Off Road
Parking & Good Garden
To Rear

Comfortable Home
Offering Great Further
Potential



1



1



3



Off Road
Parking



Situated in this popular and sort after residential location is a local occupancy, traditional family sized end terraced home offering accommodation comprising of entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. Benefiting from the potential for off-road parking, gas central heating system, solar panels, double glazing and garden space to rear. Considered ideal for a range of buyers including the family purchaser and the property whilst ready for immediate occupation also offers great further potential for personalisation and modernisation. Comfortable home in an excellent location with early internal inspection invited.

Accessed through a PVC front door with pattern glass upper pane opening into:

ENTRANCE HALL

Tiling to floor, half wood panelling, uPVC double glazed window and stairs to first floor. Radiator, meter cupboard and doors leading to kitchen and lounge.

LOUNGE

Central stone, feature fireplace with open grate for a real fire, slate hearth and extending to display unit to the side. UPVC double glazed window to front, radiator and picture rail.

KITCHEN/DINER

Fitted with a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink and drainer with mixer tap and tiling to upstands. Integrated electric oven and hob with cooker hood over and space and plumbing for dishwasher. Cupboard housing gas boiler for the heating and hot water systems, microwave shelf and door to useful under the stair storage area. A breakfast bar divides the kitchen with the dining area with radiator and patio doors to conservatory.

CONSERVATORY

Polycarbonate style roof, wood frame construction with double doors opening to the rear garden. Utility cupboard with space and plumbing for washing machine and space for dryer above, with a further storage area to side. Radiator, woodgrain laminate style flooring and access to garden.

FIRST FLOOR LANDING

UPVC double glazed window and access to bedrooms and bathroom.

BEDROOM

Double room to rear of the property with wood frame double glazed window, radiator and an access point to loft.

BEDROOM

Further double room with radiator, double glazed window and built-in cupboard to corner.

BEDROOM

Single room with radiator, double glazed window and bulkhead platform.

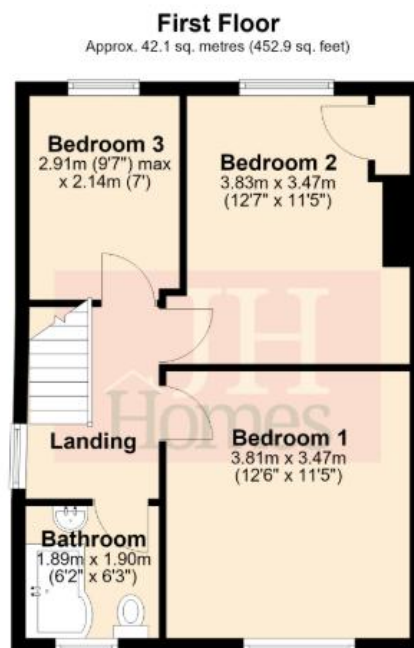
BATHROOM

Fitted with a three-piece suite comprising of corner bath with mixer tap and over bath shower fitment with shower rail, pedestal wash hand basin with mixer tap and WC. Wood framed double glazed pattern glass window, panelling to three walls and spotlight track to ceiling.

EXTERIOR

To the front the garden has been lifted to allow the potential for off-road parking subject to lowering the curb. The rear garden has a brick set patio, path and grassed area screened with the mature trees. At the end of the gardeners is an open fronted store, gate to the side of the house and path leading back to the drive.





Total area: approx. 101.3 sq. metres (1090.8 sq. feet)

Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, water and electricity are all connected

PLEASE NOTE: We believe that the property is subject to a Local Occupancy Restriction - Please ask the office for further information.

DIRECTIONS:

From the office of JH Homes, proceed down the cobbled Market Street and at the roundabout take the third exit onto the Ellers. At the end turn right onto Hill Fall, pass under the bridge and turn first left onto Watery Lane. Take the second right onto Rydal Road, Take the first left into Grasmere Road and the property is located on the left hand side. The property can be found by using the following 'What Three Words' <https://w3w.co/migrate.newlywed.scored>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 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.

