

FREEHOLD



**NORTH LONSDALE ROAD,
ULVERSTON,
LA12 9DH**

£265,000

FEATURES

Excellent Detached Bungalow	Shower Room
Popular & Convenient Location	Gas Central Heating System & UPVC DG
Generous Plot with Attractive Gardens	Garage & Workshop/Store
Kitchen/Diner, Lounge & Snug/Porch	Off Road Parking & Gardens To Side & Rear
Two Double Bedrooms	No-Upper Chain & Early Viewing Invited



1



1



2



Garage,
Off Road
Parking



An excellent detached true bungalow set in a lovely position, offering level access towards Ulverston town centre and amenities. The bungalow offers comfortable accommodation with gas central heating system, uPVC double glazing and is set on a generous plot with off-road parking, a good single garage and additional workshop space. The accommodation comprises of a kitchen/diner, lounge, snug/porch, two double bedrooms and a shower room. The property is reluctantly offered for sale and whilst offering a comfortable home ready for early occupation, also offers great potential for modernisation and general improvements should this be required. Offered vacant having no upper chain, and early viewing is invited with appointments available through the office of JH Homes.

This excellent bungalow is accessed through a modern double glazed feature door which opens directly from the side of the property into:

KITCHEN/DINER

10' 6" x 11' 11" (3.2m x 3.63m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob with fold down glass top, world electric double oven and grill, recess and plumbing for a washing machine, space for a fridge/freezer and the gas boiler for the heating and hot water systems is located under the counter. Ample space for a dining table, radiator, two ceiling light points and tiling to the floor. A door leads from the kitchen directly into:

LOUNGE

15' 7" x 12' 6" (4.75m x 3.81m)

Well-proportioned room with uPVC double glazed bay window to the front offering a

pleasant aspect towards the canal and countryside beyond. Two uPVC double glazed windows to the side, a feature fireplace with a conglomerate style surround and matching hearth with an inset living coal flame effect gas fire. Coving to the ceiling, radiator and two wall light points as well as the central ceiling light point. At the rear of the room, a half-glazed door gives access to the inner hall and a further half glazed door by the bay window opens to:

FRONT PORCH/SNUG

7' 0" x 7' 2" (2.13m x 2.18m)

UPVC double glazed French doors and further side window, wood grain effect laminate flooring and radiator.

HALL

Gives access to two bedrooms and bathroom with an access point to the loft, which has drop-down ladder, and we are advised is boarded for storage.

BEDROOM

14' 6" x 9' 2" (4.42m x 2.79m)

Double room situated to the rear of the property that has a comprehensive range of fitted bedroom furniture, white feature door, matching bedside units with drawers and a central dresser drawer unit. UPVC double glazed window with blind offers an aspect to the rear garden.

BEDROOM

9' 4" x 10' 5" (2.84m x 3.18m)

A further double room to the rear of the property with a double radiator and uPVC double glazed window with blind.

SHOWER ROOM

Fitted with a three-piece suite in white comprising of a glazed shower cubicle with thermostatic shower and panelling to the walls, wash hand basin set on a vanity unit with surface to the side, storage cupboards under and WC with concealed cistern and push button flush. UPVC double glazed pattern glass window, mirror fronted

bathroom cabinet an Xpelair extractor fan, electric fan heater and radiator.

EXTERIOR

Set on a generous plot and accessed through a set of double gates to the brick set drive which offers off-road parking and access to the garage. There is a front lawn garden area with borders and step access to the side, which also has a lawn, mature borders and access to another garden. The upper garden has a paved patio, useful seating deck and offers excellent views towards Hoad Hill and Monument with an aspect beyond Acrastyle Limited opposite, over the canal and beyond. To the top of the garden there is an excellent garden storage shed and garden room offering excellent storage space and a pleasant open aspect.

GARAGE & STORE

16' 9" x 8' 2" (5.11m x 2.49m)

The garage has an electrically operated roller door, uPVC double glazed window, electric light and power points, excellent shelving and a workbench space. To the side of the garage there is a further excellent workshop and storage area (4.06m x 2.27m) that has two windows, electric light and power sockets and offers a versatile and useful storage room.



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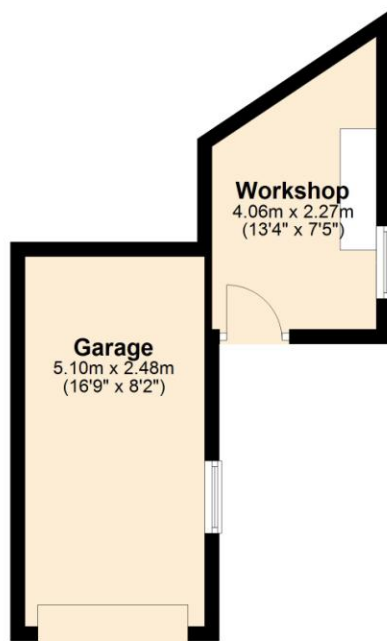
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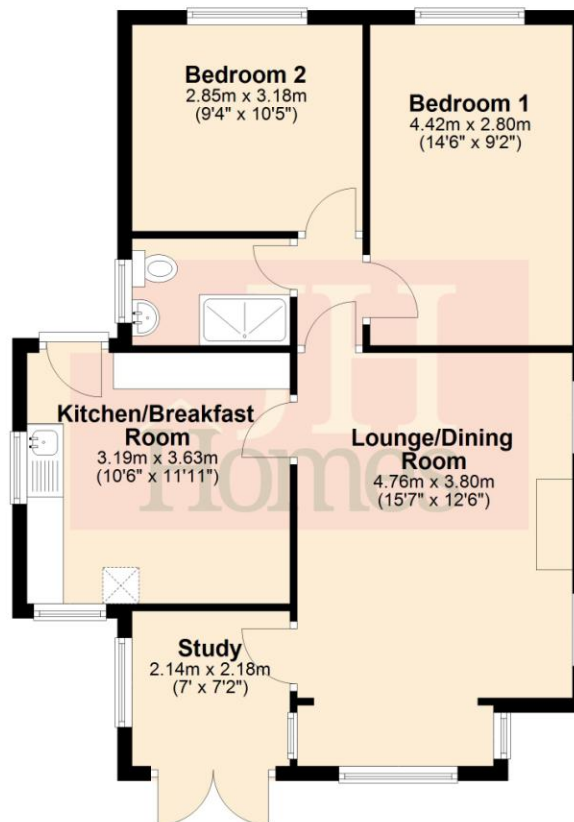
Outbuilding

Approx. 20.2 sq. metres (217.3 sq. feet)



Floor Plan

Approx. 65.1 sq. metres (701.3 sq. feet)



Total area: approx. 85.3 sq. metres (918.6 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From our office proceed to County Road. Turn left at the traffic lights from Queen Street and proceed straight ahead at the Tank Square roundabout. After the next lights take the right hand turn into North Lonsdale Road and continue underneath the railway bridge and the property is located on the right, before taking a right hand turn into Monument Way. The property can be found by using the following 'What Three Words'

<https://w3w.co/windmills.consented.orders>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 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.

