

9 CHURCH FIELDS AVENUE, ULVERSTON, LA12 7HE

£400,000

FEATURES

- Spacious Semi Detached Home
- Popular Location Close To Town Amenities
- Extended and Altered
- 3 Reception Rooms, WC
- 4 Bedrooms with Main Ensuite
- Modern Bathroom & Separate WC
- Garage and Utility Room
- Partial Gas CH & some Double Glazing
- Drive and Mature Gardens
- Ideal Family Home In An Excellent Location

2 | 3 | 4 | Garage, Off Road Parking





Traditional and well extended semi-detached house situated in this most pleasing and popular location close to the popular town centre and amenities. Offering versatile accommodation perfect for a range of buyers and suited to the family purchaser and comprising of spacious entrance hall, WC, lounge, dining room, kitchen and breakfast room/study to the ground floor with four bedrooms, master with ensuite, family bathroom and ensuite to first floor. Complete with integral garage, utility room, pleasant garden space, some double glazing, partial central heating system and offers great for potential for further modernisation. The location is within proximity of the town centre, shops, pubs, restaurants and other amenities with viewing invited to appreciate this well extended home an excellent further potential.

Accessed by way of a traditional front door with leaded and pattern glass panes opening to:

ENTRANCE HALL
Tiling to floor, Velux roof light, radiator and storage heater as well as a borrowed light window to lounge. Access to WC and doors to under stair store, two reception rooms, kitchen and garage.

WC
Two piece suite comprising of WC with pushbutton flush and wash hand basin with mixer tap and tiled splashback. UPVC double glazed pattern glass window.

LOUNGE
11' 10" x 10' 10" (3.61m x 3.3m)
Central, feature fireplace with slate hearth, timber mantle and woodburning stove, traditional single glazed leaded feature window to front offering a pleasant aspect to the front garden with matching window to hall. Coving to ceiling and picture rail.

DINING ROOM
12' 2" x 12' 0" (3.71m x 3.66m)
Set of PVC double glazed doors offering a pleasant aspect to and access to the rear garden, central fireplace with pine surround with recessed Cannon gas fire, alcoves, picture rail, four wall light points and wood grain vinyl flooring.

KITCHEN
8' 6" x 9' 3" (2.59m x 2.82m) widest points
Fitted with an some base units incorporating taditioanl ceramic sink with inbuilt drainer. Space and point for electric cooker, tiling to walls, double-glazed window to side and open access to useful pantry. Traditional door opens to:

BREAKFAST ROOM/STUDY
7' 9" x 7' 10" (2.36m x 2.39m)
Twin uPVC double glazed windows and Velux double glazed roof light offering a pleasant aspect to the rear garden.

UTILITY ROOM
7' 1" x 5' 6" (2.16m x 1.69m)
Space and plumbing for washing machine and space for dryer. Double glazed roof light, PVC door to rear and the wall mounted Main gas combi boiler for the heating and hot water systems.

FIRST FLOOR LANDING
The staircase splits left and right with the master bedroom to the left and three bedrooms, WC and family bathroom to the right. Plus storage cupboard and loft access.

MASTER BEDROOM
11' 0" x 13' 8" (3.35m x 4.17m)
Excellent double room with uPVC double glazed windows to front and side and traditional single glazed window to far side. Fitted wardrobes to one wall with matching drawer unit and door to ensuite bathroom.

ENSUITE
Fitted with a three-piece suite comprising of corner bath with shower over and folding shower screen, wash hand basin and WC unit with mixer tap, mirror above, storage cupboards under and concealed cistern. Full tiling to walls, uPVC double glazed patterned window to the rear, chrome ladder style radiator and extractor fan.

BEDROOM
12' 2" x 11' 2" (3.71m x 3.4m)
Double room to the rear of the property with uPVC double glazed window with lovely aspect beyond the garden and neighbouring properties with glimpses of Birkrigg in the distance over the rooftops of the town and high-level built-in storage cupboard.

BEDROOM
12' 0" x 9' 9" (3.66m x 2.97m) excluding alcove
Further double room with traditional, feature fireplace, built-in alcove storage cupboard, single glazed leaded feature pane window to front and matching window to side.

BEDROOM
6' 11" x 9' 11" (2.11m x 3.02m)
Single room with electric storage heater and uPVC double glazed window to rear offering again a lovely aspect.

BATHROOM
Modern two-piece suite comprising of panelled bath with mixer tap, shower over and rail and pedestal wash hand basin. Full tiling to walls, uPVC double glazed window with pattern glass pane and electric ladder style towel radiator.

WC
WC and traditional single glazed window.

EXTERIOR
To the front of the property is open access to the gravel driveway and garage. The garden is most attractive and offers an established front garden with mature silver birch, crab apple tree, grassed area, box hedging and offers a variety of shrubs and bushes with flagged stepping stones leading to the front door. There is a path to the side leading to the rear.
At the rear is a pleasant garden with good sized deck positioned in front of the French doors leading into the dining room and an area of grass, greenhouse and open sided garden shelter. There is a variety planting shrubs and bushes, patio and point for central clothes dryer with access to the side leading round to the rear garage door and back to the front.

GARAGE
13' 6" x 15' 7" (4.11m x 4.75m) widest points
'L'-shaped room with workshop area, side windows, electric light and power and access to utility room.

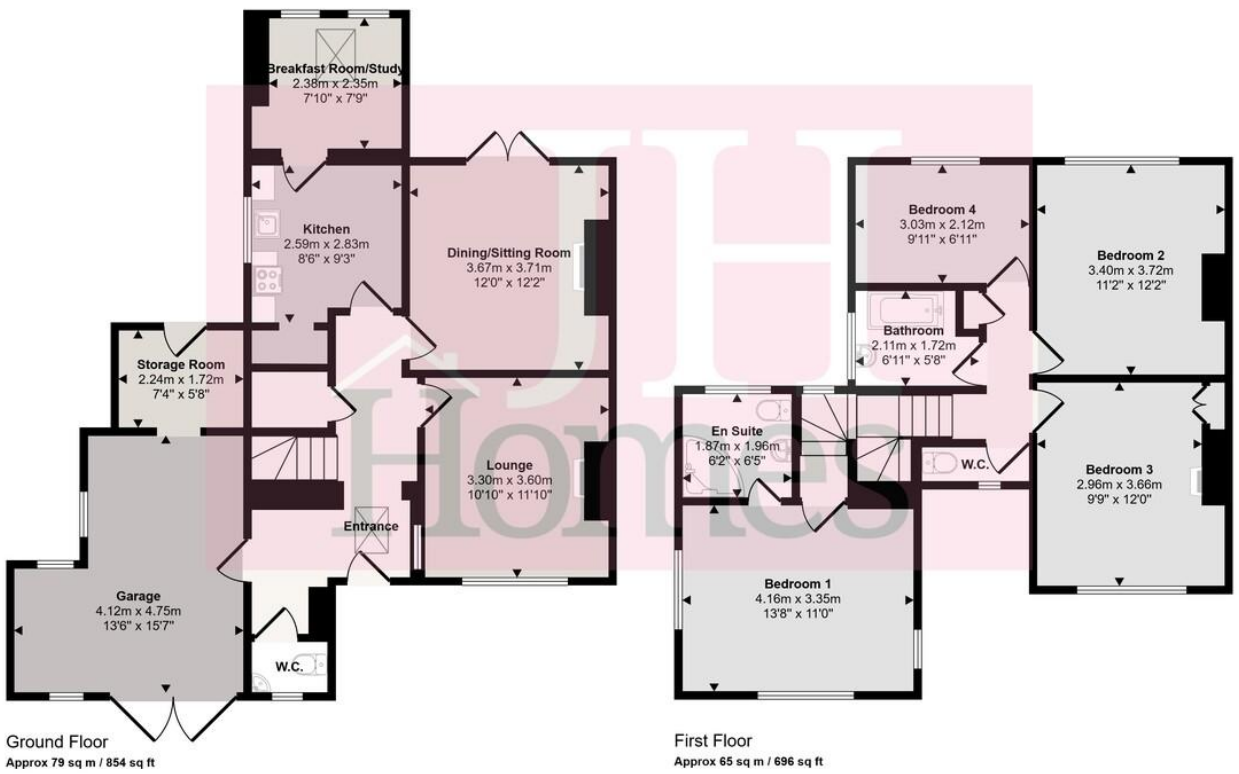








Approx Gross Internal Area
144 sq m / 1549 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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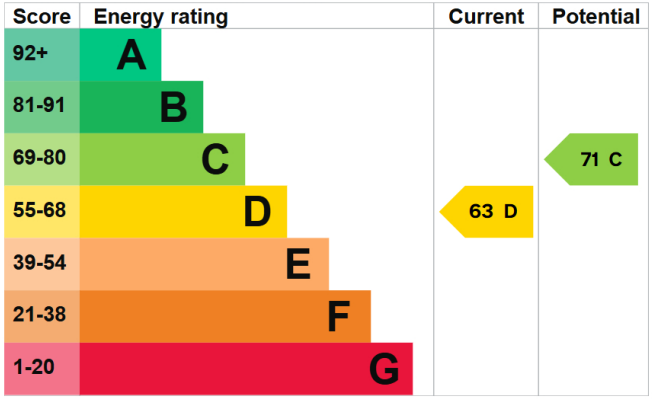
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceed from the centre of Ulverston up Soutergate before taking the first right turn onto Church Fields Avenue. Continue and just after the turning into St Davids Road the property can be found on the right hand side. It can be found by using the following ''WhatThreeWords''
https://w3w.co/flocking.slime.beads



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.