



- Period Style Cottage
- In A Rural Location
- Four Double Bedrooms
- Lounge And Sitting Room With Study Area
- Dining Kitchen
- Bathroom And Shower Room
- Parking Space To Front Courtyard
- Front Garden
- Rear Garden And Garage
- Double Glazed Where Stated

To make an appointment to view:

Call: 01229 582347 Click: www.your-move.co.uk Come In: To your nearest branch

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DESCRIPTION

YOUR MOVE are pleased to offer for sale this period style cottage situated in Rural Hamlet location with access to the local amenities to include the market towns of Ulverston and Dalton-In-Furness with shops, schools, pubs and railway station. The accommodation comprises entrance hall, dining kitchen, lounge, living room and study area whilst to the first floor there are four double bedrooms, family bathroom and shower room/wc. Externally there is parking to the rear aspect, garage, front and rear gardens. The property further benefits from double glazing where stated, electric heating and having character features including an Inglenook fire place. Viewing is highly recommended.

DIRECTIONS

Proceed by leaving Ulverston heading along the A590 in the direction of Barrow-In-Furness after passing through Swarthmoor continue along to the road, just before reaching Lindal-In-Furness turn right (sign posted Marton), continue along crossing straight over the cross roads (by the farm shop), take the next right turn (sign posted Whinfield), continue along just before reaching the row of houses turn right and the property can be located on the left hand side.

ENTRANCE HALL

Double glazed upper panel entrance door, feature flooring, electric radiator, door the rear aspect.

DINING KITCHEN

5.77m x 3.10m (Maximum measurement) (18'11" x 10'2")

Include units: Wall and base units with drawers and work surfaces, double Belfast sink unit, range style cooker with oven and hot plate, plumbing for appliances, double glazed skylight window, tiled floor, electric radiator, double-single upper panel door to the rear aspect.

LOUNGE

5.94m x 4.56m (19'6" x 14'11")

Double glazed mullion window to the front aspect, double glazed window to the front aspect, cast iron cottage style multi fuel stove set in Inglenook style fire place, exposed beams.

LIVING ROOM

4.08m x 4.04m (13'5" x 13'3")

Electric radiator, feature flooring, single glazed window to the front aspect, single glazed upper panel entrance door, opens into the study area.

STUDY AREA

2.36m x 1.72m (7'9" x 5'8")

Feature flooring, stairs to the first floor, under stairs storage cupboard.

FIRST FLOOR LANDING

Double glazed window to the rear aspect, electric radiator, airing cupboard, loft access.

BEDROOM 4

4.12m (Measurement reducing to 2.52m (8'3") x 3.17m (Measurement reducing to 2m (6'7") (13'6" x 10'5"))

Double glazed window to the front aspect, built in cupboard.

BEDROOM 3

3.03m x 2.53m (9'11" x 8'4")

Double glazed window to the front aspect.

FAMILY BATHROOM

2.33m (Measurement reducing to 1.29m (4'3") x 2.15m (Measurement reducing to 1.87m (6'2") (7'8" x 7'1"))

Suite comprises period style roll top bath with ball and claw feet and mixer tap with shower attachment, pedestal wash basin, wc, high level skylight window.

INNER LANDING

BEDROOM 1

4.96m x 3.52m (16'3" x 11'7")

Double glazed window to the front aspect.

BEDROOM 2

4.75m x 2.94m (Maximum measurement) (15'7" x 9'8")

Double glazed window to the front aspect, electric radiator.

SHOWER ROOM/WC

2.02m x 1.19m (6'8" x 3'11")

Suite comprises double shower cubicle, wash basin, wc, electric shaver point, double glazed skylight window.

OUTSIDE

PARKING SPACES TO FRONT IN THE COURTYARD

FRONT GARDEN

Pathway to the entrance door, laid to lawn area's, plants and shrubs.

REAR GARDEN

Patio area, laid to lawn, green house, views to open field.

GARAGE

NOT MEASURED: We recommended that you check to ensure that the space is suitable for requirements.

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

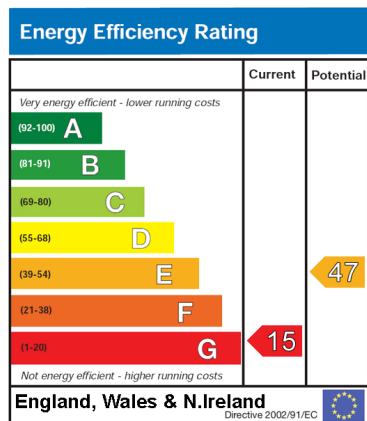
The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order

SERVICES CONNECTED:

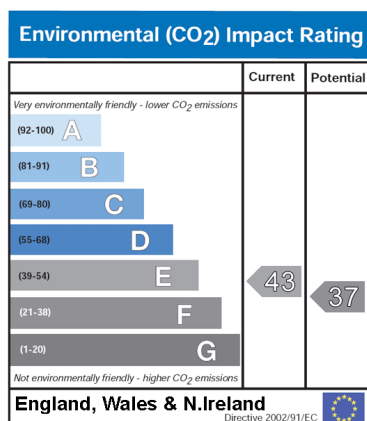
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

OFFICE OPENING HOURS:

Mon - Wed 9am - 5.30pm
Thur - 9am - 7.00pm Fri -
9am - 5.00pm Sat - 9am
- 12.30pm

PROPERTY REFERENCE NUMBER:

527/522/026

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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