



22 Hampsfell Road

Ulverston, LA12 9PX

Offers In The Region Of £265,000



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A superb semi-detached home set within the ever-popular Croftlands estate, perfectly positioned close to schools, bus routes, local shops, and the leisure/sports centre. An ideal purchase for a first-time buyer or those seeking a well-connected residential location. Originally a three-bedroom property, the home offers excellent versatility and the potential to reinstate the third bedroom if desired. Externally, the property boasts gardens to the front and rear, along with a driveway for off-road parking. A standout feature is the impressive outbuilding, complete with light and power—ideal as a workshop, hobby room, home office, or studio. A fantastic opportunity in a sought-after area. Ready for its next chapter.

Step into the welcoming entrance hall and further to the spacious front lounge; a comfortable and inviting room featuring a large front-facing window that fills the space with daylight. This room provides the perfect setting for everyday living and relaxation.

Continue through to the modern kitchen, which is practical and well-proportioned with ample base and wall units, generous work surfaces, and direct access to the conservatory which makes an ideal second reception area.

Ascend the staircase to the first floor, where you will find two double bedrooms. The main bedroom sits to the front aspect and benefits from a dressing area (formerly the third bedroom). The second bedroom overlooks the garden and is ideal as a guest room, child's bedroom, or home office. The family bathroom completes the first floor, fitted with a three-piece suite including a corner shower unit, WC and wash hand basin.

Externally, the property boasts a low maintenance rear garden, with slate chippings, borders and a pond - ideal for outdoor dining, gardening, or simply enjoying a peaceful private space. There is also the added benefit of an outbuilding with light and power, ideal for a workshop, hobby room, office or general storage.

The front of the home also benefits from a driveway as well as a small garden area, adding attractive curb appeal.

Vestibule

4'6" x 3'8" (1.382 x 1.121)

Living Room

15'9" x 14'8" (4.806 x 4.487)

Kitchen

14'6" x 8'1" (4.430 x 2.477)

Conservatory

7'1" x 1'6" (2.174 x 0.460)

Landing

7'10" x 6'0" (2.402 x 1.838)

Bedroom

14'0" x 8'3" (4.290 x 2.515)

Bedroom

10'0" x 8'1" (3.050 x 2.470)

Dressing Room (Previously Bedroom Three)

9'9" x 6'0" (2.981 x 1.832)

Family Bathroom

5'11" x 5'11" (1.821 x 1.821)

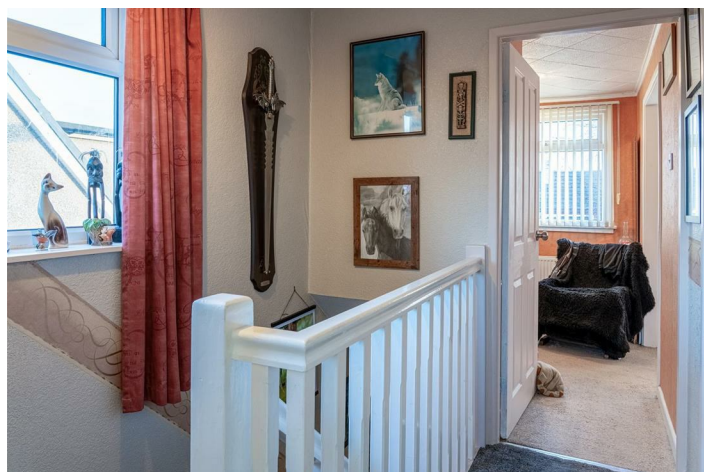
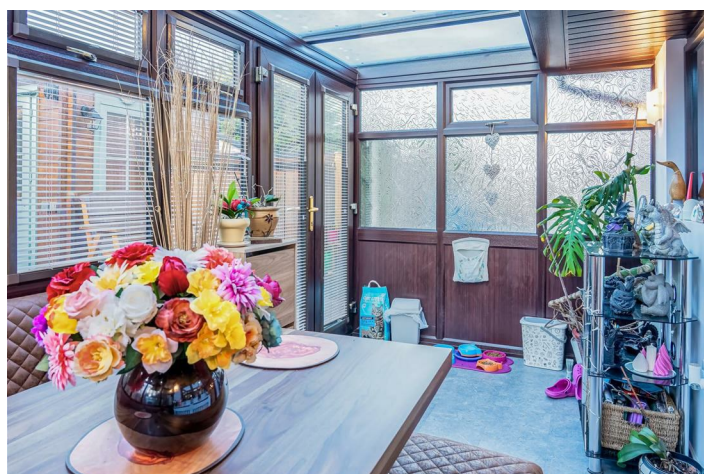
Cabin

17'3" x 7'5" (5.279 x 2.276)

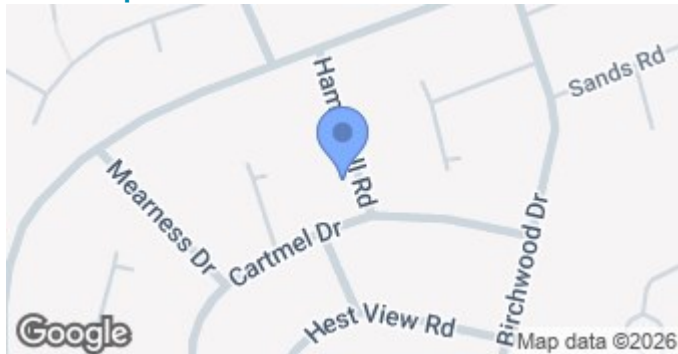


- Ideal First Home
- Close to Transport Links, Schools & Amenities
- Off Road Parking
- Conservatory

- Popular Estate Location
- Impressive Outbuilding
- Gardens to the Front & Rear
- Council Tax Band - B



Road Map

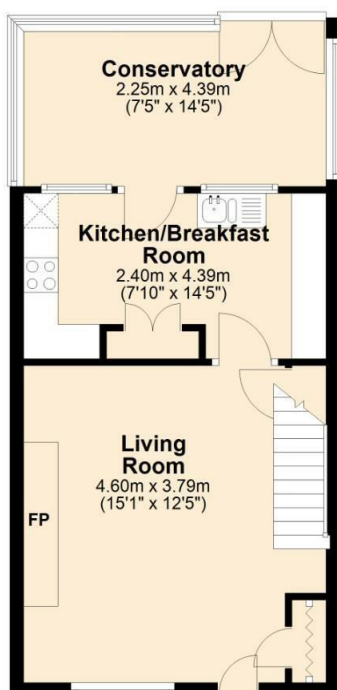


Terrain Map

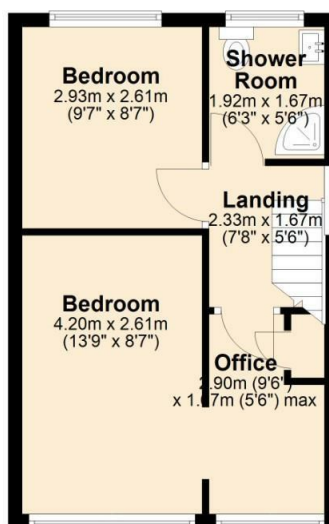


Floor Plan

Ground Floor



First Floor



Total area: approx. 73.3 sq. metres (789.2 sq. feet)
22 Hampsfell Road, ULVERSTON

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