

3 THREE BRIDGES, ULVERSTON, CUMBRIA, LA12 0HG

EXTERNAL

To the rear is an enclosed yard with door to the rear service lane.

It is to be noted that the property has photovoltaic cells to the roof of the property with a feed in tariff.

DIRECTIONS:

Leaving Ulverston along Queen street, at the traffic lights turned right onto the A590 heading out of town towards barrow after passing the Blue Hub centre where M&S and Aldi are located. Continue with garden centre on the right continue and further to the brow where the shared parking is on the right just before the cottages.

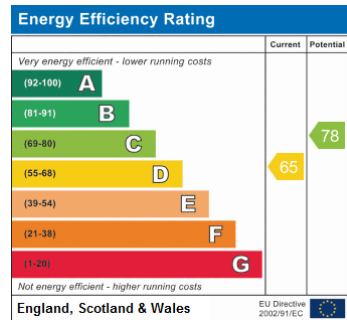
TENURE: Freehold

COUNCIL TAX: Band A

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Estate Agency Act 1979
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Two Bedroom Mid-Terrace House
Close To Local Amenities
FOR SALE £105,000



3 THREE BRIDGES, ULVERSTON, CUMBRIA, LA12 0HG

We are pleased to bring to the market this traditional mid terrace property situated adjacent to the A590 in the area know Three Bridges, which is to the outskirts of Ulverston and within convenient access of the town's comprehensive amenities. Also close by are M&S and Aldi. The property is offered with early/vacant possession having no upper chain and is ready for early internal inspection. There is the further benefit of off-road parking which is an excellent benefit to the property. The accommodation briefly comprises hall, sitting room & living/dining room, kitchen, ground floor bathroom and to the first floor two double bedrooms. There is an enclosed yard area to the rear and the property has gas fired central heating, uPVC double glazing and also benefit of solar PV panels to the roof with a feed-in tariff. The property requires general modernisation and updating but offers excellent potential with the added advantage of the off-road parking. In all an excellent opportunity in a convenient and prominent situation.

For more information call **01229 314049 or 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

EPC Rating: D

ACCOMMODATION

Accessed via a uPVC double glazed door with circular feature pain and glazed panel to the door frame which opens to the entrance hallway. The entrance hall has electric metres to the high level, radiator, power socket and telephone point. There is coving to the ceiling and doors to the sitting room, sitting/dining room and open to the staircase leading to the first floor.



SITTING ROOM

9ft 7' 2.94 x 9ft 7' 2.92

With a uPVC double glazed window to the front elevation with cupboard under. The room has coving to the ceiling, a central heating radiator and power socket.



DINING ROOM

13ft 10 4.23 x 10ft 3.06

A uPVC double glazed window to the rear looking to the yard area.



A spacious room situated to the rear of the property which has a picture rail and central heating radiator open fronted alcove shelving, power sockets and tv aerial wire. A sliding door opens to a useful under stairs store. A multipaned glazed door opens to the kitchen.

KITCHEN

11ft 2' 3.71 x 7ft 2' 2.18

With uPVC double glazed window and door to the side opening to the rear yard. The kitchen is fitted with units having of an older style with a blue green decor panel and complimented with wood block effect work surfacing. Having integrated appliances including a gas hob, electric oven and built-in fridge. There is a recess and plumbing for washing machine and there is a wall mounted Vaillant gas combi boiler for the heating and hot water systems. There is a central heating radiator and door opens to the bathroom.



BATHROOM

8ft 9' 2.67 x 7ft 2.14

With a with two uPVC double glazed windows with patterned glass panes to the side. The bathrooms has a three piece suite comprising a Heritage bath with glazed shower screen and an over bath Triton electric shower. There is a low flush W/C and a wash hand basin. With two central heating radiators, ducted extraction and an electric shaver light over the sink.



From the hall the staircase proceeds to the first floor landing with access to the two bedrooms.

BEDROOM ONE

13ft 5' 4.11 x 9ft 8' 2.94

A uPVC double glazed window to the front elevation, this window offers a pleasant aspect beyond the road over surrounding farmland.



A good double bedroom with radiator power sockets and telephone extension point. To the corner a door opens to an over stairs storage cupboard with hanging rail and shelf.



BEDROOM TWO

13ft 11' 4.25 x 10ft 3' 3.14

With a uPVC double glazed window to the rear, with an outlook down to the rear yard and beyond over neighbouring gardens and countryside beyond. A further double bedroom with radiator power socket and ceiling light point.



Externally the property is fronted to the pavement.