



#### DIRECTIONS

From the office of JH homes proceed down the Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left-hand side. Continue towards the bottom of the Ellers and number 77 is situated on the left hand side just before the junction.

#### GENERAL INFORMATION

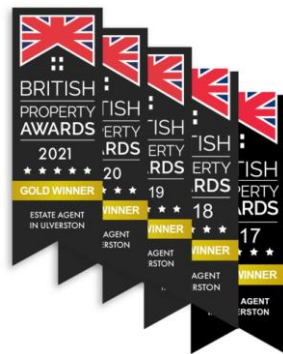
GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX BANDING: B

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



#### 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.



£185,000



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77 The Ellers, Ulverston, Cumbria,  
LA12 0AQ

For more information call **01229 314049**

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This is a lovely double fronted cottage property situated in this popular and convenient location that offers level access to Ulverston and its comprehensive amenities. The property has the advantage of a delightful garden area to the rear with accommodation comprising; Living / Dining room, Dining Room open to fitted Kitchen, Utility room, Three double bedrooms and Bathroom. There is gas fired central heating system, uPVC double glazing and the property is offered for sale with early and vacant possession having no upper chain. Having been family owned for many years this is a reluctant sale and the property will be of interest to a wide range of buyers including the family buyer and may also be suitable to the second home purchaser. An excellent opportunity with early internal inspection invited and recommended.



The property is accessed from a uPVC double glazed front door which opens directly to the Sitting / Dining Room.

**SITTING ROOM/DINING ROOM**

17' 11" x 11' 2" (5.46m x 3.4m)  
With two PVC double glazed windows to the front elevation with fitted vertical blinds and leaded opening upper panes making this a light and airy room. There is ample space for both living and dining purposes or to create a larger sitting room as required. There is a decorative art stone fireplace with side displays with electric fire as a focal point to the room. With a double central heating radiator, two ceiling light points and power sockets. Situated in a cupboard under the window are the gas and electric metres. There is open access to the dining room.

**DINING ROOM**

10' 5" x 7' 5" (3.18m x 2.26m)  
A pleasant and useful dining room which is open to the adjacent kitchen. It has a double radiator, 2 wall light points and a ceiling light point. A door to a useful shelved under stairs store and a sliding door to the staircase.

**KITCHEN**

10' 1" x 9' 11" (3.07m x 3.02m)  
The kitchen is fitted with a range of older style base and wall units with a wood decor panel complimented with a beige shaded work surface with complementary tiling to the splashbacks and window sills. Inset to the work surface is a stainless steel sink unit with mixer tap, there is a built-in electric hob and cooker hood above, a low-level oven and an open fronted unit housing a fridge freezer.

Wall-mounted is the Worcester gas combination boiler for the central heating and hot water systems, there is a central heating radiator and a three-quarter single glazed door opens to the rear porch. with two wood framed double glazed windows to the rear overlooking the rear garden.

The porch has uPVC double glazed door and single glazed windows, offering access to the rear yard, there is tiling to the floor and a door opens to the utility room.

**UTILITY ROOM**

10' 3" x 4' 11" (3.12m x 1.5m)  
A useful utility with flagged floor, plumbing for a washing machine and a sink unit with stainless sink and tile splash back. There is a ceiling light point and power sockets and a door to the side passage with a door opening to the side passage.

**BEDROOM ONE**

11' 9" x 10' 3" (3.58m x 3.12m)  
A pleasant double bedroom with a double radiator, stripped wood flooring with a uPVC double glazed window to the front elevation with leaded opening upper pane and fitted blinds.

**BEDROOM TWO**

10' x 9' 9" (3.05m x 2.97m)  
A further pleasant double bedroom with PVC double glazed window to the front with storage cupboards under and fitted blinds. With wood flooring and a double central heating radiator, ceiling light point and sliding doors to a built-in wardrobe which also has upper storage cupboards.



**BEDROOM THREE**

10' 7" x 11' (3.23m x 3.35m)  
A good double bedroom with double radiator, power sockets and ceiling light point. With a uPVC double glazed tilt and turn window to the rear elevation. The window offers a lovely aspect down to the rear garden and beyond neighbouring properties directly towards Hoar Hill and Monument.

**BATHROOM**

10' 7" x 7' 5" (3.23m x 2.26m)  
The bathroom is fitted with a modern three-piece suite that comprises bath with mixer tap, wash basin with mixer tap, inset to a vanity unit with cupboards under and toilet with push button flush in the unit. There is a shower cubicle with thermostatic shower and modern panelling to the surround with curtain rail and a storage cupboard to the side of the shower. With inset lighting to the ceiling, a bathroom cabinet, electric shaver point and uPVC double glazed tilt and turn window is to the rear elevation with a patterned glass pane.

**EXTERIOR**

To the rear of the property there is a lower patio adjacent to the kitchen and access to steps leading to the garden. The lovely garden has shrubs, bushes and a hedge to one side. There is a path to a summerhouse and beyond this are two older useful stores. A great garden with sunny aspects and is an excellent benefit to this lovely cottage.

The property has a passage to the side which has shared access for the neighbours to take out their bins. The Passage is 22ft 4' x 4ft 1' 1.24 min / 5ft 3 1.62 max. With doors to either end.: South Lakeland District Council

