

Ground Floor
Approx. 32.0 sq. metres (344.3 sq. feet)



First Floor
Approx. 19.8 sq. metres (212.9 sq. feet)

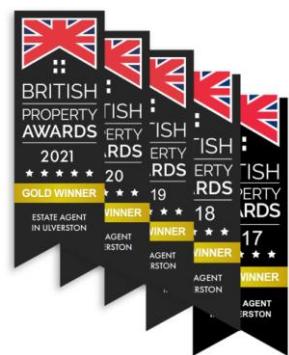
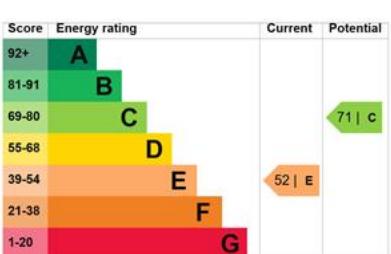


Second Floor
Approx. 19.8 sq. metres (212.9 sq. feet)

Total area: approx. 71.5 sq. metres (770.1 sq. feet)

DIRECTIONS

From the office of JH Homes turn right and proceed down Market Street and at the junction turn left onto the County Square round-a-bout, take the first turning left into Brewery Street, continue across into Fountain Street and after the zebra crossing and at the mini roundabout turn right up Soutergate. Take the first turning on the left into Garden Terrace and then and then second left into Sun Street. Number 31 situated on the left hand side.



GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX: Band B

LOCAL AUTHORITY: South Lakeland district Council

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



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.



£210,000



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This well presented three-storey character townhouse, situated to the edge of Ulverston town centre in a lovely residential location. Conveniently laid out over three floors with many traditional features remaining, the property briefly comprises of sitting room, dining room opening through to the kitchen and sunroom extension to the rear. To the first floor are two bedrooms and to the second floor is the third bedroom and modern shower room. Externally is a fully enclosed yard with decorative stone wall and space for seating to enjoy at the end of a long day with useful outbuilding to the rear with WC. Suitable to a range of buyers. Perfectly located, taking all this into account there really isn't a reason not to view to appreciate this lovely home.



Greeted by a traditional half glazed multi pane door which opens directly to the sitting room.

SITTING ROOM

16' 0" x 9' 1" (4.88m x 2.77m) including stairs

A lovely room of character with a traditional pine wood open tread staircase leading to the first floor to the side of the room. The focal point is the fireplace housing a cast inset and living flame gas fire, while to the side is a useful shelved cupboard. The room is neutrally decorated with a featured chimney breast wall, dado rail, radiator, power sockets and tv point. Multi pane single glazed window to the front with feature bullseye panes, pine door with latch handle provides access to the adjacent dining room.

OPEN PLAN KITCHEN/DINING ROOM

16' 7" x 9' 0" (5.05m x 2.74m) widest points

Dining Room

Exposed slate flagged floor which continues into the adjacent kitchen and sunroom, traditional alcove, exposed stone work and a period cast iron warming oven, further storage cupboards. The room is lightly decorated with a featured wall in refreshing shades of orange, overhead light and power points, a breakfast bar divide provides access to the adjacent kitchen.

Kitchen

Open to the adjacent sunroom extension and has a light tunnel providing a large amount of natural daylight. Fitted with attractive modern range of base and wall units with cream décor panels complimented with a beech block working surface incorporating a four ring gas hob with cooker hood above, low level electric oven, stainless steel sink unit with mixer tap over, recess spaces for upright fridge freezer, washing machine with plumbing connection.

SUN ROOM

Having vaulted roof and double glazed fixed panes windows to the side as described earlier being naturally light with door opening to the rear. This is a lovely seating area is ideal to relax with your coffee.

FIRST FLOOR LANDING

Stairs provide access to the first floor landing.

BEDROOM

11' 0" x 9' 2" (3.35m x 2.79m)

This well-proportioned room with a light cream décor provides a radiator, power sockets and overhead light. Low level double door cupboard which is situated beneath the second floor staircase and uPVC double glazed window to the front elevation.



BEDROOM

9' 6" x 9' 0" (2.9m x 2.74m)

A further double or twin bedroom with bright white décor, radiator, overhead light and power sockets, again with traditional pine alcove cupboard with shelving. UPVC double glazed window to the rear of the property.

SECOND FLOOR LANDING

BEDROOM

9' 9" x 8' 9" (3.38m x 2.77m) some restricted head height

Situated to the front of the property with double glazed rooflight and fitted blind. Another pleasant room with radiator, overhead light, power sockets and storage cupboard over the stair well.

SHOWER ROOM

9' 10" x 8' 9" (2.97m x 2.67m)

This stylish shower room of excellent proportions, fitted with three piece white suite to comprising of walk in shower with thermostatic shower and fixed rain head, concealed WC system, wash hand basin with storage beneath and work surface above blending the grey theme with contrasting laminate flooring, wall mounted ladder style radiator in white, inset lighting, set of pine double doors to a shelf storage cupboard and further traditional pine door to a built-in wardrobe with double hanging rail. The wall cupboard houses the Worcester gas boiler.

EXTERIOR

Enclosed rear flagged yard offering a private seating area from which to enjoy the sunny south facing aspect.

OUTBUILDING

14' 2" x 5' 2" (4.32m x 1.57m)

Excellent storage facility, with Perspex glazed roof panels and provides a low level WC, water tap, electric and power and creates an excellent storage facility.

