

**JH
Homes**

£140,000



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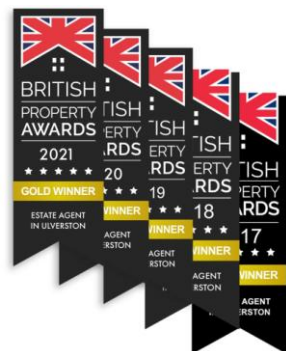
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DIRECTIONS

On entering Ulverston on the A590, after passing the Shell garage on your right take your next left onto North Lonsdale Terrace. Continue along, passing the Premier Inn on your left, underneath the railway and just after Travis Perkins take your right turn onto Steel Street. The property can be found round the corner and 3rd to last on the right identified by our "For Sale" board.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: A
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: All mains services including, gas, electric, water and drainage.



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.

**JH
Homes**

**34 Steel Street,
 Ulverston, LA12 9DU**
 For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
 www.jhhomes.net or contact@jhhomes.net

Two/three bedroom, traditional terraced property close to Ulverston town centre. Offering a perfect starter home or buy to let the accommodation comprises of lounge with wooden floorboards and multi-fuel stove, fitted kitchen, downstairs bathroom with three-piece suite and shower. Two large double bedrooms and third bedroom off-set from the second bedroom which could also be used as a study. Gas central heating system with combi boiler, uPVC double glazing, rear store room, covered passageway with access to the rear access lane across from which is a divorced garden and detached garage. Views to the rear over open fields and a short drive away from Ulverston town centre.



Entered through a PVC door with glazed inserts into:

LOUNGE

13' 9" x 11' 7" (4.19m x 3.53m)
Good sized room with feature multi-fuel stove set to hearth with tiled rear. UPVC double glazed window to the front, central ceiling light point, TV point, radiator and wooden door with glazed inserts into:

INNER HALLWAY

Central ceiling light and stairs to first floor.

KITCHEN/DINER

11' 7" x 11' 6" (3.53m x 3.51m)
Fitted with a range of matching base, wall and drawer units with under unit lighting, worktop over incorporating one and a half bowl stainless steel sink and drainer with swan necked mixer tap. Free standing oven and hob with cooker hood over, tiled splashbacks, spot lights to ceiling, ceramic tiled flooring and radiator. UPVC double glazed window to rear and under stairs cupboard.

REAR HALLWAY

Spot lights to ceiling, shelving, space for coats, ceramic flooring and PVC door with opaque glazed inserts giving access to the rear. Wooden door with glazed inserts into:

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m)
Three piece suite comprising of panelled bath with shower over, vanity unit with cupboards housing concealed cistern, dual flush WC, sink with mixer taps and further eye level cupboards with spot lights and mirror. Tiled to compliment, ceramic floor tiles, extractor and radiator. UPVC double glazed window to the side.

FIRST FLOOR LANDING

Central ceiling light point, access to two bedrooms.

BEDROOM

13' 10" x 11' 7" (4.22m x 3.53m)
Excellent sized double room with uPVC double glazed window to the front, radiator and central ceiling light point. Cupboard over stairs offering hanging space.



BEDROOM

11' 8" x 11' 7" (3.56m x 3.53m)
Further double room with uPVC double glazed window to the rear, radiator and central ceiling light point.

STUDY/BEDROOM

10' 1" x 6' 8" (3.07m x 2.03m)
Accessed through a door from the second bedroom. Cupboard housing boiler, uPVC double glazed window to the rear, radiator and central ceiling light point.

REAR PASSAGEWAY

From the rear hallway the door opens into a covered passage which has a PVC door with glazed inserts to the rear access lane, outside light and access to the rear store room.

STORE ROOM

Work surface with plumbing for washing machine under, power, light and lockable door.

DETACHED GARAGE

Double doors to the front and further access door to side. The garage side door is currently permanently closed.

EXTERIOR

Rear garden with both a lawned area and patio. Wooden log store, shed, fully enclosed space with open outlook over the fields beyond.

