



DIRECTIONS

Proceeding on foot from the office of JH homes proceed up the Market Street and turn right walking against the traffic on King Street. Continue to the end of King Street and at the junction with Fountain Street there is a Zebra crossing, continue across this onto Church Walk taking the first turning on the left into Back Lane. Proceed up Back Lane turning right onto Ainsworth Street and the property is situated approximately halfway down the street on the left hand side identified with the JH homes for sale board.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: C
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Main services are gas, electricity, water and drainage to main sewer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 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.



JH Homes

£270,000



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Superb traditional Georgian mid terraced house situated in this desirable and sought-after location in the heart of Ulverston. Current accommodation is ground floor kitchen and sitting room, utility and WC, first floor living room that could create a further bedroom if required, bathroom and to the top floor, two further bedrooms one of which has been created from dividing two rooms into one. Gas fired central heating system, majority double glazing plus a lovely front forecourt and rear garden. Offered for sale with early possession available, no upper chain and viewing is invited and recommended to appreciate this excellent home and the potential it offers.



Accessed through a feature uPVC double glazed door with pattern glass panes and double-glazed window to the door frame. Opening directly into:

ENTRANCE HALL

Wood block flooring, radiator and staircase to the end leading to the first floor. Detailed coving to ceiling, power socket and connecting door to the kitchen.

KITCHEN

12' 0" x 10' 8" (3.68m x 3.26m)
Fitted with a range of base, wall and drawer units with complimentary wood trimmed work surface, tiled splash backs and incorporating sink and drainer with mixer tap. Radiator, gas hob, electric oven, recess for fridge and freezer. Glazed display and open shelving and useful pantry unit offering further excellent storage. Dorr connecting to a utility room and further door to the cellar. Modern double glazed sash window to the rear. Open and connecting to sitting room.

SITTING ROOM

12' 5" x 10' 5" (3.79m x 3.18m)
Modern double glazed sash window to the front elevation with traditional shutters. Decorative white fire surround featuring modern electric fire with slate hearth and alcove display cupboard to the side. Stripped pine flooring, radiator, detailed ceiling light rose, coving, picture rail and two wall light points.

UTILITY ROOM

6' 0" x 6' 9" (1.85m x 2.08m)
Wood framed stable door opening to the rear, single glazed window, work surface with single sink and drainer, plumbing for washing machine and space for dryer. Connecting door to the ground floor shower room (shower no longer in use) which houses a WC with concealed flush cistern, wall hung wash hand basin and modern Worcester boiler for the heating and hot water systems.

CELLAR

Accessed from slate steps and offering a useful general storage room with gas and electric meters and ventilation window to the front.

FIRST FLOOR LANDING

Wooden handrails, newel post and spindles, turn at the half landing where there is also the start of the traditional single glazed Westmorland window. Radiator and continuation of the staircase to the upper floor and access to bedroom/living room and bathroom.

LIVING ROOM

17' 9" x 12' 1" (5.43m x 3.69m)
Two modern double glazed sash windows to the front elevation offering a pleasant aspect over the neighbouring properties. Central, feature fireplace with tiled inset and matching tiled hearth with open grate for a real fire. Detailed ceiling light rose, coving and picture rail. Radiator, power sockets and ceiling light point.



BATHROOM

12' 0" x 10' 9" (3.67m x 3.28m)
Fitted with a four-piece suite comprising of corner bath with mixer tap and shower fitting, twin wash hand basins inset to vanity unit with cupboards and drawers under, quadrant shower cubicle with thermostatic shower and WC. Inset lights to ceiling, extractor fan, radiator and in addition white ladder style towel radiator. UPVC double glazed modern sash window to the rear elevation with pattern glass lower pane.

SECOND FLOOR LANDING

There is a turn to the three quarter landing with the upper half of the Westland Window. The landing offers access to bedrooms and box room.

BEDROOM

17' 8" x 12' 0" (5.41m x 3.66m)
Formerly two rooms with twin uPVC double glazed sash windows to the front. Two doors to the landing.

BEDROOM

10' 9" x 8' 3" (3.29m x 2.54m) widest points
Double room with double-glazed modern sash window to the rear looking down to the rear garden. Radiator and ceiling light point.

BOX ROOM

5' 11" x 5' 6" (1.82m x 1.70m)
Currently used as a general wardrobe and storage purposes and may offer potential to create a further shower room facility if needed.

EXTERIOR

Lovely front forecourt garden area with shrubs and bushes offering a pleasant seating space with access to the front door. To the rear there is an enclosed and good-sized rear garden area that offers super potential for general landscaping and development.

Please note that there is right of access across part of the garden for the neighbours for the removal bins etc to the ginnel at the side of the property. The rear garden is mature and offers a fabulous opportunity perfect for the family buyer.

