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GARAGE & PARKING



Estate Agency Act 1979

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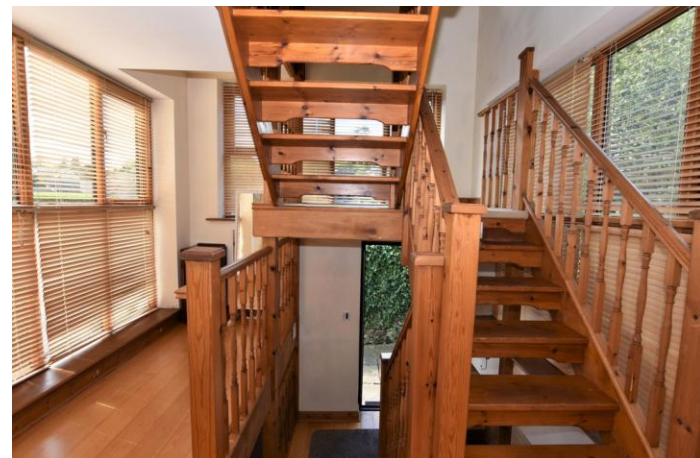
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Impressive and stylish home situated in a quiet position to the rear of Queen Street in central Ulverston and offering an outlook to the bowling green. Benefitting from off-road parking and excellent garage this well presented home is now for sale after recently being used as a successful Airbnb. Versatile accommodation suited to a range of buyers including the professional couple and comprising of dining kitchen, ground floor bedroom and ensuite, first floor sitting room, bedroom and shower room and upper floor bedroom with en-suite. Double glazing, gas central heating system and pleasant courtyard style garden with sunny aspects. Offered for sale with vacant possession having no upper chain and is considered an excellent opportunity in this most convenient and central location with early viewing recommended.



DIRECTIONS

From our office proceed to Queen Street at the florists "Bluebell & Ivy" turn right up the alley way. The property can be found just up here.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: N/A as currently run as a holiday let

LOCAL AUTHORITY: South Lakeland District Council

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





Accessed through a uPVC double glazed door which opens to a stylish enclosed external staircase which gives access to all three levels.

GROUND FLOOR UTILITY AREA

10' 10" x 9' 9" (3.3m x 2.97m)

Area of work surface with stainless steel sink unit, base cupboard and recess and plumbing for washing machine and space for other appliances including an American style fridge/freezer with the current fridge included in the sale. Multi pane glazed door opens to:

KITCHEN

17' 5" x 14' 9" (5.31m x 4.5m)

Substantial and spacious room with comprehensive range of fitted base, wall and drawer units including integrated wine racks, glazed display and canopy cooker filter hood and light. Fitted appliances include Candy electric hob, low-level double oven and grill, dishwasher, Bosch microwave and fridge freezer. Inset lights to ceiling, exposed timber beam features, and Island offering a divide between the kitchen and dining area.

Ample space for a family size table, two radiators, double glazed wood frame window and laminate tile effect flooring. Stable door with glazed upper pane opens to side lobby where there is stepped access to a uPVC door to the courtyard, parking and a further wooden door to an internal area with access to the garage. Further door to bedroom and en-suite.

BEDROOM

13' 7" x 11' 8" (4.14m x 3.56m)

Generous double room with high-level double-glazed window to the front with deeper sill. Wood grain laminate effect flooring, pine skirting boards and architraves, radiator, twin ceiling light points and ample power sockets. Door to wardrobe with rail and shelf, and further door to ensuite shower room.

ENSUITE

3' 6" x 8' 3" (1.07m x 2.51m)

Comprising of shower cubicle, wall hung wash hand basin with mixer tap and WC with concealed cistern and push button flush. Ladder style towel radiator, modern grey marble effect panelling to the walls and ceiling and ducted extraction.



FIRST FLOOR

Double glazed windows to three sides offering a pleasant reception area with radiator, pine double doors opening into:

LOUNGE

17' 5" x 14' 9" (5.31m x 4.5m)

Excellent proportions with two double glazed patterned glass windows to the rear and feature set of double-glazed pine French doors to the front that offer an aspect to the bowling green. Light wood grain effect laminate flooring, feature fireplace with living flame effect fire and canopy chimney. Two radiators, two sets of spotlight tracks and ample power sockets. Pine door connecting to the inner lobby with built in wardrobe and access to both a bedroom and shower room making this area a perfect master suite.

BEDROOM

12' 2" x 11' 8" (3.71m x 3.56m)

Double room with wood grain effect laminate flooring, ceiling light point, power sockets and radiator. Pine double glazed window to the front with fitted blind.

SHOWER ROOM

4' 11" x 7' 10" (1.5m x 2.39m)

Fitted with a three-piece suite comprising of glazed quadrant shower cubicle, WC with push button flush and wash hand basin with mixer tap mounted onto a vanity unit with cupboards under and drawers to either side. Fitted mirror fronted bathroom cabinet with electric light and pine double glazed patterned glass window with fitted wooden blind. Half tiling to the walls and chrome ladder style towel radiator.

SECOND FLOOR

Feature triangular window. At the landing area there are further double glazed windows, radiator and platform with feature window offering a fabulous aspect on to the bowling green and properties beyond.

BEDROOM

17' 5" x 18' 7" (5.31m x 5.66m)

Most interesting and spacious room with exposed feature truss beams, two Velux rooflight and further double-glazed window with blackout blind. Some reduced head height, radiators, electric light and power and pine internal door to en suite. Set of double pine doors to built-in wardrobe with hanging space.

ENSUITE

9' 0" x 7' 10" (2.74m x 2.39m)

Comprising of corner bath with curved glass shower screen, over bath shower, unit housing the wash basin with mixer tap and cupboards under and adjacent WC with concealed push button flush. Double-glazed pine window with fitted blind to the front offering a pleasant aspect. Tiling to walls, ducted extraction and bathroom cabinet with twin mirror doors offering ample storage.

EXTERIOR

Accessed via a passage leaving from Queen Street adjacent to "Bluebell and Ivy" florists. It proceeds up a shared gravel drive with gated access to the parking, and below this the attached garage.

From the parking bay there is open access to an excellent flagged patio area with access to the front door and side lobby. Lovely area with sunny aspects particularly to the afternoon and evening.

GARAGE

17' 5" x 20' 3" (5.31m x 6.17m)

Electrically operated roller door, two Velux double glazed rooflights, storage space, inset lights, electric circuit breaker control point and power sockets.