



**JH**  
Homes

**£150,000**



**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.

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: South Lakeland district Council  
 SERVICES: Mains drainage, gas and electricity are all connected.  
 PLEASE NOTE: Our client in this matter is a company so we cannot confirm the accuracy of these details and a buyer would



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 7   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.

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1



2



1

**23 Sun Street,  
 Ulverston, LA12 7BX**  
 For more information call **01229 314049**

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

Traditional townhouse in a convenient and popular central location offering super potential for general modernisation and personalisation. Comprising of vestibule, sitting room, dining room, kitchen, bathroom and back kitchen/utility, first floor two bedrooms and staircase to an attic bedroom and with a good sized sunny rear courtyard garden. The property offers superb potential for general modernisation and refurbishment.



Accessed through a front door with patterned double glazed pane opening to:

**ENTRANCE VESTIBULE**

High level electric meter and coat hooks to wall. Glazed door opens to the lounge.

**LOUNGE**

11' 0" x 9' 9" (3.36m x 2.98m)  
UPVC double glazed window to the front elevation. Feature gas fire with living flame effect and stone fireplace surround. Open archway and doorway offering access to dining area.

**DINING AREA**

10' 7" x 11' 0" (3.25m x 3.37m)  
UPVC double glazed window to the rear. Wall mounted gas fire and alcove storage cupboard. Open under stairs recess and staircase leading to first floor. Set of louvered saloon style doors provide access to the kitchen.

**KITCHEN**

7' 0" x 4' 10" (2.15m x 1.48m)  
UPVC double glazed door and window opening to the back kitchen rear porch. Electric hob, electric oven, recess for fridge and sink unit with base covered under and some wall cupboards. Sliding door provides access to the bathroom.

**BATHROOM**

6' 10" x 4' 1" (2.09m x 1.26m)  
UPVC double glazed window and fitted with a three-piece suite in yellow comprising of WC, bath and wash hand basin. Tiling to walls.

**UTILITY/PORCH**

9' 9" x 4' 5" (2.98m x 1.36m)  
Set of PVC double glazed French doors opening to the rear patio garden. Recess and plumbing for washing machine, wall cupboards and Velux double glazed roof light.

**FIRST FLOOR LANDING**

Access to both bedrooms and staircase leading onto the upper floor.



**BEDROOM**

9' 8" x 11' 0" (2.97m x 3.37m)  
Double room with ceiling light and power socket. UPVC double glazed window to the front.

**BEDROOM**

10' 7" x 6' 4" (3.23m x 1.95m)  
Single room with wardrobe and upper storage lockers. UPVC double glazed window to the rear.

**SECOND FLOOR LANDING**

UPVC double glazed window to the bottom of the staircase and opens to the attic room.

**ATTIC ROOM**

16' 11" x 11' 1" (5.17m x 3.39m)  
UPVC double glazed window, exposed beams and door to built in storage cupboard/wardrobe.

**EXTERIOR**

To the rear of the property there is pleasant rear patio courtyard garden, offering great potential for general landscaping and redesign with pleasant sunny aspects. Useful store to the end of the garden and door to the rear service lane.

