



JH
Homes

£220,000



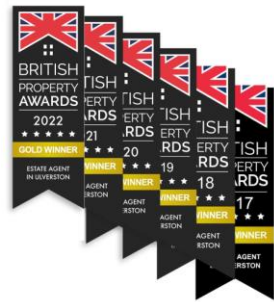
DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the first turning on to Brewery Street and then turned first right on to Hart Street after the Zebra Crossing. Continue along Heart Street taking the second turning on the right onto into Ainsworth Street, continue along Ainsworth Street which at the end becomes Troughton Terrace and number 56 is situated on the right hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains drainage, gas, water and electricity are all

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	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.



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**56 Troughton Terrace,
 Ulverston, LA12 7LE**

For more information call **01229 314049**

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

Fabulous traditional townhouse situated in a pleasing and popular location offering easy access to Ulverston town centre. This lovely family home offers spacious and well-presented accommodation laid out over three floors with the additional benefit of a sizable cellar. Perfect for the family buyer, beautifully presented and worthy of early internal viewing and inspection to appreciate the comfortable and homely feel. The accommodation comprises of entrance hall, lounge, dining room, kitchen, cellar, three bedrooms and family bathroom. Pleasant forecourt and decked rear yard offering seating areas and sunny aspects with a useful outside store/utility. Gas fired central heating, uPVC double glazing, ready for early occupation and is offered with the availability of no upper chain. An excellent home of character that is recommended for early internal viewing.



Accessed through a feature double glazed composite door which opens into:

ENTRANCE HALL

Stripped and varnished wooden floor with recessed floor mat well, traditional coving to ceiling, radiator and fitted coat hooks. Borrowed light window is from the sitting room and to the end of the hallway the feature staircase leads to the first floor. Wood internal door providing access to the dining room which connects to the lounge.

LOUNGE

12' 10" x 10' 5" (3.93m x 3.20m)
UPVC double glazed feature window to the front elevation with fitted wooden colonial style blinds. Individual décor and character features such as cast fireplace with living coal flame fire and alcove cupboard with shelving to the side. Stripped and painted wooden floor, radiator, picture rail, power sockets, telephone and TV point. Pine double wooden doors open to the dining room.

KITCHEN

11' 9" x 8' 2" (3.59m x 2.49m)
Good-sized kitchen fitted with a range of base, wall and drawer units with high gloss granite effect work surfacing incorporating small breakfast bar and natural stone shaded tile to the splashbacks. Inset stainless-steel one and a half bowl sink and drainer with mixer tap. Built-in dishwasher and fridge, stainless-steel gas hob, low level double oven and grill and cooker hood over. Traditional tile effect vinyl flooring and double-glazed patterned glass door opening to the rear as well as uPVC double glazed window with fitted wooden colonial style blinds.

CELLAR

12' 6" x 13' 9" (3.82m x 4.21m)
Potential for further development, high ceiling, electric and gas meters, electric light and power.

FIRST FLOOR LANDING

Turn at the three-quarter landing with the start of a long uPVC double glazed Westmoreland style window offering a good degree of natural light and pleasant aspect. Traditional pine door provides access to the first bedroom.

BEDROOM

13' 10" x 12' 11" (4.23m x 3.96m)
Spacious double room attractively presented and decorated with stripped wood and varnished floors and painted panelling to a dado rail level. UPVC double glazed window to the front with deeper sill, power, light and radiator behind a decorative panel.

BATHROOM

13' 8" x 7' 9" (4.18m x 2.37m)
UPVC double-glazed window to the rear elevation with fitted wooden colonial style blinds. Traditional style ball and claw feet, slipper bath with mixer tap and shower attachment, shower cubicle with the rmostatic shower, pedestal wash hand basin with tiled splashback, glass shelf and mirror above and traditional style WC. Traditional style radiator towel rail combination, inset lights to ceiling and wooden painted floor.



SECOND FLOOR LANDING

Upper section of the Westmoreland style window offering a pleasant aspect, built-in cupboard housing the gas combi boiler for the central heating and hot water systems, seating to main landing area and stripped pine doors to remaining bedrooms and access to loft.

BEDROOM

13' 10" x 13' 0" (4.23m x 3.97m)
Generous double room with pleasant and light décor, radiator, power and light and uPVC double glazed window to the front elevation with nice aspect.

BEDROOM

14' 0" x 10' 9" (4.29m x 3.29m)
Further double room with radiator, stripped flooring and uPVC double glazed window to the rear offering a great aspect over the rooftops of Ulverston.

EXTERIOR

To the front of the property is a gated access to the path leading to the front door. The front forecourt has a retaining wall and gravelled area.

To the rear there is an attractive yard area that is decked offering pleasant seating area with gated access to steps leading to a further gate to the rear service lane. Useful store/utility room offering electric light, power, plumbing for washing machine and tap.

