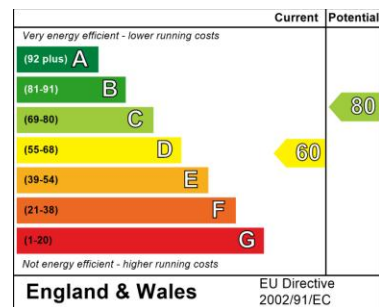


DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and take the third exit onto the Eller's to the side of Alan Myerscough Ford garage. Continue down The Eller's and at the crossroads right at the junction turn right, follow the road under the railway bridge taking the next turning on the right hand side into Lightburn Avenue. Continue along Lightburn Avenue and number 53 is situated on the second block on the right hand side.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: D
 LOCAL AUTHORITY: South Lakeland district Council
 SERVICES: Mains gas, electric, water and drainage are all connected.



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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53 Lightburn Avenue,
 Ulverston, LA12 0DL

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous traditional stone townhouse with feature sandstone elevations to the bay window and being positioned in an excellent location convenient for local amenities and a steady walk into town. Spacious accommodation with many traditional features retained, creating a fantastic family home with five good bedrooms, two reception rooms, useful cellar room, forecourt to front and pleasant yard/garden to the rear. Double glazed with gas fired central heating system and offers great potential for general modernisation and personalisation to the buyer's requirements. Offered for sale with early and vacant possession having no upper chain with early inspection invited to appreciate this sizeable traditional family home.



Accessed through a traditional yellow painted half glazed front door which opens into:

ENTRANCE VESTIBULE

Traditional tiling to floor with recessed floor mat well, stripped pine architrave, door, door frame and dado rail. Door into:

ENTRANCE HALL

Continuation of traditional tiling which extends along the hall and into the kitchen. Lovely staircase leading to the first floor with substantial wooden newel post handrail, spindles and wooden treads. Coving to ceiling, traditional arch feature, radiator and traditional strip wood doors providing access to the reception rooms and kitchen and open doorway to the understairs store and cellar access.

LOUNGE

17' 7" x 12' 10" (5.36m x 3.93m) into bay
Spacious room with lovely central, feature fireplace with decorative slate fire surround, tiled and cast inset and featuring a living coal flame gas fire with quarry tile hearth. Coving to ceiling, picture rail, radiator, electric light and power. UPVC double glazed bay window to the front offering a pleasant outlook to the side towards Lightburn Park.

DINING ROOM

14' 6" x 10' 7" (4.43m x 3.23m)
Set of traditional single glazed French doors opening to the rear yard/garden, striped wood flooring, coving to ceiling and picture rail. Fireplace recess with tiled hearth, radiator, ceiling light and power point.

KITCHEN/DINER

17' 10" x 10' 11" (5.46m x 3.35m)
Excellent kitchen of good proportions with uPVC double glazed windows to the rear and side elevation with the rear window looking to the attractive garden and wooden door opening to the side. Fitted with a range of older base, wall and drawer units with work surfacing and tiling to splashbacks. Inset sink unit with mixer tap, gas hob and double oven. Recess and plumbing for washing machine and dryer, wall mounted Vaillant gas combi boiler for the heating and hot water systems, timber effect features to ceiling, radiator and lovely traditional tiled floor.

CELLAR

13' 2" x 11' 10" (4.02m x 3.63m)
Accessed from an open doorway from the hall, with steps leading to the cellar that is split into two with our measurements being for the main room. The first room has electric light, power, window to front and housing the electric meter circuit breaker control point. To the side is a further room with storage area offering shelving, this room used to be the former coal store with floor drain and sump pump.

FIRST FLOOR LANDING

Turn at the three-quarter landing with the main staircase returning to the main landing and giving access the first two bedrooms, radiator and continuation of the staircase to the upper floors. The lower section offers access to an inner landing with doors to a bedroom and bathroom.

MASTER BEDROOM

16' 11" x 13' 5" (5.16m x 4.09m)
Excellent double room with traditional coving to ceiling and fabulous feature fireplace with decorative tiled and cast inset and hearth. Two uPVC double glazed windows the front elevation offering an aspect to the side towards Lightburn Park. Radiator, stripped pine floor, electric light, and power.



BEDROOM

14' 6" x 10' 6" (4.44m x 3.22m)
Further double room with uPVC double glazed window to the rear elevation. Striped wood flooring, traditional cast fireplace feature with tiled hearth, electric light and power.

BEDROOM

11' 1" x 12' 1" (3.39m x 3.70m)
UPVC double glazed window to the rear looking down to the rear garden and towards the railway line beyond. Good single room with en-suite toilet and wash hand basin facility to the corner of the room with extractor fan and window as well as an additional radiator.

SECOND FLOOR LANDING

Striped wood handrail, newel posts, spindles and treads, at the three-quarter landing staircase returns to the upper floor landing with double glazed rooflight, electric light, power socket and access to two further bedrooms.

BEDROOM

16' 11" x 13' 3" (5.16m x 4.04m)
Double room with striped wood flooring, traditional cast feature fireplace and radiator. UPVC double glazed window to the front offering an aspect towards the park.

BEDROOM

14' 11" x 10' 7" (4.55m x 3.23m)
Final double room with uPVC double glazed tilt and turn window to the rear with outlook towards the Hoad Monument at the side. Loft hatch with drop-down aluminium ladder, power sockets, ceiling light and radiator.

EXTERIOR

Approached through a pedestrian gate with steps leading to the front door. Front forecourt garden area stocked with plants shrubs and bushes. To the rear is an attractive and good-sized rear courtyard style garden which is nicely presented and offering a pleasant seating area with raised borders, trees, shrubs and bushes. Door to the rear service lane, useful garden storage shed and outside tap.

