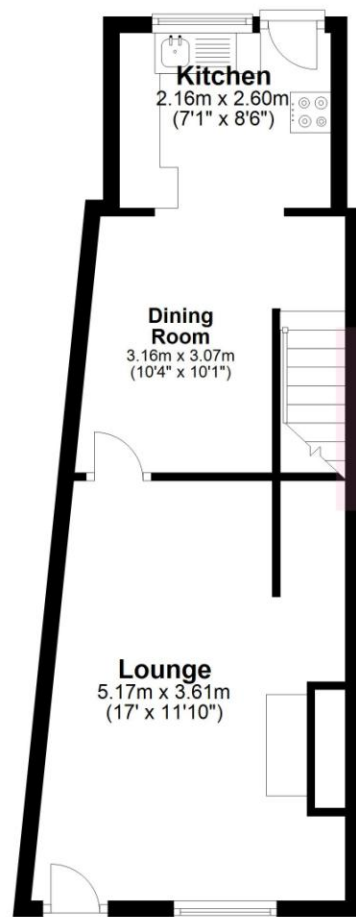


Ground Floor



First Floor



DIRECTIONS

from the office of JH Homes continue down the cobbled Market Street until reaching the roundabout. Take the third turning onto the Eller's and turn first right on Chapel Street. Continue straight across at the junction and take the first turning on the left into Cox Street and the property is situated at the top of the street on the right-hand side.

GENERAL INFORMATION

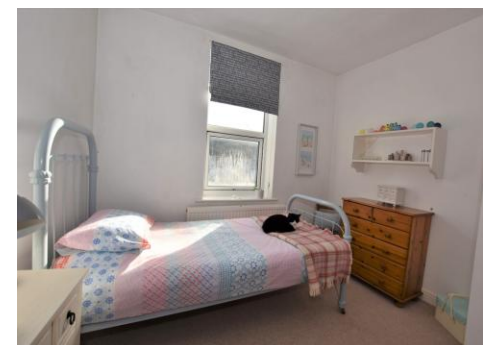
TENURE: Freehold  
 COUNCIL TAX BANDING: B  
 LOCAL AUTHORITY: South Lakeland District Council  
 SERVICES: All mains services including, gas, electric, water and drainage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	56   D	
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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28 Cox Street, Ulverston,  
 Cumbria, LA12 0AS

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Excellent traditional end terraced house situated at the head of this small cul-de-sac close to the town centre. Well presented but offering superb potential for general modernisation and improvement. Gas fired central heating system, uPVC double glazing and offering comfortable two-bedroom accommodation suited to a range of buyers including the first-time purchaser. Comprising of lounge, dining room, kitchen, and to the first floor two bedrooms and bathroom, with a pleasant, enclosed yard to the rear. In all an excellent opportunity in an excellent location with early viewing invited and recommended.



Accessed through a PVC double glazed front door with patterned glass pane opening directly into:

**LOUNGE**

16' 11" x 11' 6" (5.17m x 3.53m)

Large uPVC double glazed tilt and turn window to the front elevation. Central feature, fireplace feature with slate fireplace and open grate for real fire, power sockets, TV point and radiator. To the side of the room is a curtained access to a useful under stairs store and to the rear of the room is a wooden door provides access to:

**DINING ROOM**

10' 0" x 9' 10" (3.07m x 3.01m) widest points

Radiator, electric light, power and wall mounted electric meter and circuit breaker control box. Staircase leading to first floor and open access to kitchen.

**KITCHEN**

8' 7" x 6' 11" (2.62m x 2.11m)

uPVC double glazed door and window to the rear overlooking the enclosed and sunny yard. Fitted with base, wall and drawer units with wood grain effect work surface incorporating stainless-steel sink unit. Recess and plumbing for washing machine, space for freestanding electric cooker as well as space for fridge freezer. Wall mounted Vaillant gas combi boiler for the central heating and hot water systems, smoke alarm and inset lights to ceiling.

**FIRST FLOOR LANDING**

Staircase leading to the first floor with painted handrail, landing with access to two bedrooms and bathroom, radiator and access to loft.

**BEDROOM**

12' 7" x 9' 8" (3.86m x 2.95m) widest points

Excellent double room with uPVC double glazed window to front elevation, radiator, electric light and power.



**BEDROOM**

9' 11" x 10' 1" (3.04m x 3.08m) widest point  
uPVC double glazed window to the rear. Radiator, electric light and power.

**BATHROOM**

7' 7" x 5' 1" (2.33m x 1.55m)

Three-piece suite comprising of panelled bath with mixer tap and shower attachment, WC and wash hand basin. UPVC double-glazed pattern glass window to the side, ducted extraction and radiator.

**EXTERIOR**

Pavement frontage, pleasant and closed rear yard with a sunny aspect and door to the rear service lane.

