

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 80 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Estate Agency Act 1979
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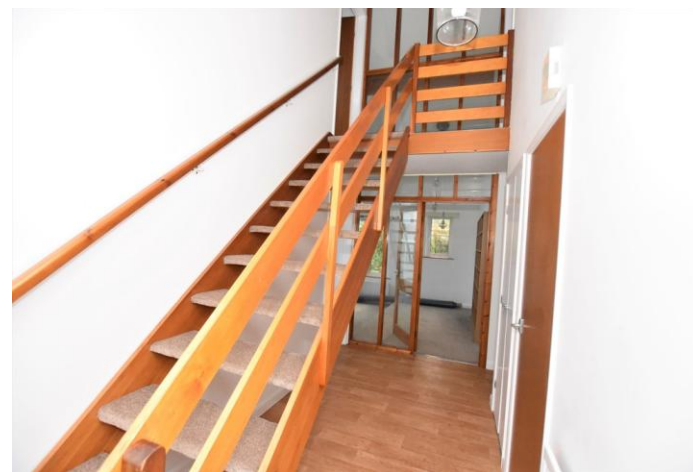
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For more information call **01229 314049**

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 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Spacious, chain free, detached family home in the heart of Ulverston which is situated just off the Gill within walking distance to the town centre and amenities including the adjacent Ulverston Health Centre and offers an excellent home with no upper chain. Well presented throughout and comprising of entrance hall, lounge, conservatory, kitchen/diner, three bedrooms, bathroom and two further bedrooms, one with en suite and dressing room and additional shower room to the first floor. Off-road parking, garage and gardens to the front side and rear. In all this is an excellent and versatile property in a super position with early viewing recommended to appreciate this lovely home.



DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the 1st turning into Brewery Street. Continue over the pedestrian crossing onto Fountain Street and then after the next pedestrian crossing at the mini roundabout turn right up Soutergate. Take the next turning on the left into Mill Dam and then carrying straight on into Sun Street. Proceed to the end of Sun Street turning left and Number 10 Star Street is situated on the right hand side.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: E

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: Mains services include gas, electric, water and mains drainage.





Accessed through a solid wooden door with double glazed side screens, opening into:

ENTRANCE HALL

Initial carpeted floor mat entry area with feature open tread carpeted staircase to first floor. Light wood grain effect vinyl flooring, door to utility cupboard with plumbing for washing machine and shelving, further set of double doors to a cupboard with hanging rail, shelf with electric meter. Double door to the airing cupboard with lagged hot water tank and shelf space for airing purposes. Feature glazed full height partition and door providing access to lounge.

LOUNGE

11' 10" x 16' 0" (3.61m x 4.88m)

High vaulted ceiling with the glazed panelling to staircase and landing, fitted bookcase to one wall, slate hearth and open fire grate to the corner of the room. Situated over two levels with radiator, two uPVC double glazed windows to rear, set of double-glazed sliding patio doors to conservatory with large PVC double glazed feature window above these doors.

CONSERVATORY

11' 10" x 7' 7" (3.61m x 2.31m)

UPVC double-glazed construction with glass double glazed roof. Sliding patio doors to garden and stable door into kitchen. Electric light, power sockets and shelving to one wall.

KITCHEN/DINER

11' 9" x 17' 7" (3.58m x 5.36m)

Central island divide between the kitchen and dining area. The kitchen is fitted with an attractive modern range of base, wall and drawer units with light patterned work surface incorporating stainless steel sink and drainer with mixer tap. Tiled splash backs and double-glazed window which again offers an aspect over the garden, neighbouring properties and Hoad Monument beyond. Built-in dishwasher, gas hob with cooker hood over, low-level electric double oven with space for fridge freezer. Wooden stable door connects to conservatory.

The dining area has a continuation of vinyl flooring in the wood grain effect from the hall, radiator, built-in corner unit with cupboards and drawers and matching shelving above. Large uPVC double glazed window that offers a lovely aspect beyond the neighbouring properties to Hoad Hill and Monument.



BEDROOM

11' 10" x 8' 11" (3.61m x 2.72m)

Double room to the rear of the property with double-glazed window looking to the rear garden and radiator.

BEDROOM

11' 1" x 7' 11" (3.38m x 2.41m)

Further double room with uPVC double glazed window, radiator and double doors to spacious built-in wardrobe with hanging rail and shelving.

BEDROOM

8' 7" x 7' 11" (2.62m x 2.41m)

Smaller double or large single room with uPVC double glazed window to the front elevation that looks the front patio that is situated above the garage and garden. Radiator, power and light.

BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m)

Fitted with a three-piece suite in white comprising of panelled bath with large, glazed shower screen and thermostatic shower over with mixer tap and hand rail, WC with push button flush and wall hung wash hand basin with mixer tap, mirror over and cupboard under. Tiled walls, uPVC double glazed patterned glass window, radiator/towel rail combination, mirror fronted cabinet and shaver point.

FIRST FLOOR LANDING

Feature glazed panelling looking down into the lounge and doors connecting to master and further bedroom.

MASTER BEDROOM

16' 9" x 7' 11" (5.11m x 2.41m)

Accessed initially through the dressing area/study with connecting door to the bedroom. Two Velux double glazed rooflights with fitted blackout blinds, exposed beams and door to eaves storage space. Radiator, ceiling light point as well as two wall light points and access hatch to loft.

DRESSING ROOM

9' 1" x 8' 11" (2.77m x 2.72m)

Large Velux double glazed rooflight with fitted blind, the room has exposed beams, radiator and access to eaves storage. Connecting door to en-suite shower room.

SHOWER ROOM

7' 4" x 8' 11" (2.24m x 2.72m) widest points

Modern and stylish suit comprising large, glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and mirror above and WC with push button flush. Ladder style chrome towel radiator, tile effect panelling to walls, Velux double glazed rooflight with blind and access point to eaves.

BEDROOM

11' 9" x 9' 7" (3.58m x 2.92m)

Final double room with reduced head height to the sides, Velux roof light with blind and high-level uPVC double glazed window to the gable end. Exposed beams, radiator and fitted shelves to one wall.

EXTERIOR

Driveway parking in front of the garage with a gate to the side to access the garden and property.

The garage is accessed by an up and over door and offers a single garage space with a remote up and over door.

Gated access to the garden with traditional stone wall to front and side. The front garden has a set of steps and handrail leading to the front door. Mainly laid to lawn with mature borders and rockery offering a variety of shrubs and bushes. Steps lead up to the property and also give access to the good sized patio area with railings created on top of the garage offering a seating area.

The garden extends to the side with mature borders, pathway and a continuation of the stone boundary wall. To the rear is a further flagged garden area with banked border housing a variety of shrubs and bushes with a fence between this and the neighbouring property.