



Total area: approx. 105.0 sq. metres (1130.2 sq. feet)

DIRECTIONS

From our office proceed up New Market Street passed the Coronation Hall and turning left onto County Road. Cross over the road to the corner of Brogden Street and County Road where the property can be located on the left hand side and the rear of the property is just inside the development on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/dumplings.shaver.reap>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains drainage, gas, water and electricity 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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PARKING

1 The Rookery, Brogden Street,
 Ulverston, LA12 0DB

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Situated in a most convenient location and within close access of Ulverston's amenities, this modern end of mews property benefits from gas central heating system, double glazing, whilst being conveniently laid out over three floors. The free flowing accommodation comprises of cloakroom, fitted kitchen, utility room and dining room/lounge with further lounge, master bedroom with en-suite to first floor and two further bedrooms with Jack and Jill bathroom to the second floor. Externally there is fore-courted frontage and enclosed seating area to the rear along with designated parking.



HALL

An inviting entrance into the property with further access to the cloakroom, kitchen and dining room. Useful under-stairs storage, overhead lighting, power points and stairs to the first floor.

WC

4' 11" x 2' 10" (1.5m x 0.86m)
Two-piece suite comprising of WC and wash hand basin. Wall mounted radiator and overhead light.

KITCHEN

9' 5" x 8' 10" (2.87m x 2.69m)
Fitted with a comprehensive range of modern high gloss base, wall and drawer units with granite work surfaces incorporating recess sink unit with mixer tap over sat beneath the uPVC double glazed window with fitted vertical blinds facing the front elevation. Curved corner units along with a four ring ceramic hob, built in Neff integrated oven with Faber extractor fan over, built in Neff dishwasher and fridge/freezer. Inset lighting to the ceiling, LED lighting around the kick boards, tiled floor and ample power points. Access into utility room.

UTILITY ROOM

9' 0" x 4' 4" (2.74m x 1.32m)
Continuation of the cupboards from the kitchen with work surface over, floor tiling, overhead light and ample power points. Recess and plumbing for washing machine along further recess for a tumble dryer.

DINING ROOM

13' 0" x 9' 8" (3.96m x 2.95m)
Located to the rear of the property with a set of uPVC French doors opening directly onto the patio seating area as well as large paned windows to either side of the door providing ample natural daylight. The room is utilised as a further reception room or dining room dependant on the buyers, there is overhead central light, TV aerial point, power points and radiator.

FIRST FLOOR LANDING

Radiator, internal doors opening directly into the lounge and master bedroom. With a further staircase leading to the second floor.

LOUNGE

13' 0" x 12' 11" (3.96m x 3.94m)
Double doors to a Juliet balcony, overhead light, radiator, power points, TV aerial point. Emulsion décor to the walls.

BEDROOM

13' 0" x 9' 5" (3.96m x 2.87m)
Double room located to the front of the property offering dual double glazed windows. Overhead light, radiator, power points and further access to the en-suite shower room.



ENSUITE

5' 8" x 4' 5" (1.73m x 1.35m)
Three piece suite comprising of curved separate shower cubicle with fixed shower, wash hand basin with storage sat beneath and WC with low flush button. Fully tiled to the shower area with the remaining bathroom to midway height, radiator, inset lighting and floor tiling.

SECOND FLOOR LANDING

Access to bedrooms and Jack & Jill bathroom.

BEDROOM

13' 0" x 12' 11" (3.96m x 3.94m)
Located to the second floor, excellent proportioned room with dual windows featuring fitted vertical blinds facing the rear elevation. Overhead light, power points and access to Jack and Jill bathroom. The bedroom also offers loft access to a boarded area with pull down ladder.

JACK & JILL BATHROOM

10' 0" x 4' 6" (3.05m x 1.37m)
Three piece suite comprising of bath with side screen, shower over with central mixer taps, WC and wash hand basin with storage beneath. Tiled to the bath area with midway height to the remainder of the bathroom, chrome radiator, overhead light and tiled flooring.

BEDROOM

13' 0" x 9' 5" (3.96m x 2.87m)
Well proportioned room offering dual Velux windows, radiator, TV point and power points. Access to Jack & Jill bathroom.

EXTERIOR

The property is approached by fore-courted frontage with access to the front door. To the rear is enclosed patio seating area, enclosed with gate opening to the designated parking.

