

Total area: approx. 117.3 sq. metres (1262.2 sq. feet)

DIRECTIONS

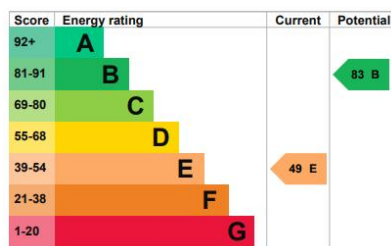
From our office New Market St, Ulverston LA12 7LN, UK head north on New Market St towards Market St. Turn left at Potters Ct onto Market St then left onto Queen St. at the end of Queen St turn right onto A590. At the roundabout, take the exit sign posted Dalton onto Ulverston Rd and continue onto Market St, just after Livingstons solicitors take the turning on your right onto Wellington Street. Proceed to the end which will take you across Chapel Street and then left onto Rawlinson Street where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/ensemble.newly.premature>

GENERAL INFORMATION

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains services include gas, electricity, water and drainage.

PLEASE NOTE: The property to the right has pedestrian access across the rear for putting their bins out. Also since the EPC was carried out a number of energy efficient upgrades have been carried out so the rating will be higher than an 'E'.



**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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18 Rawlinson Street,  
 Dalton-in-Furness, LA15 8AL

For more information call **01229 314049**

2 New Market Street  
 Ulverston  
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 LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Having undergone a number of improvements/upgrades that cant be seen like re-plastering throughout, electrical works, plumbing, insulation and roof works this property isn't just beautiful on the outside but well tended to, to its bones. You wont be dis appointed by this gem, from the outside it resembles another terraced house on a residential street but step inside and you will find neutral décor, modern, well fitted kitchen which is open to the lounge, utility, excellent sized bathroom and the pièce de résistance a lawned garden with patio, further seating area which is completed by being open to the rear overlooking over the school playing fields. Laid out over three floors with between three and five bedrooms depending on a new buyers requirements, this family home is perfect for many purchasers alike. Put it this way if its definitely a house I would buy and be happy just to unpack my suitcase in.



Entered through a wooden door with opaque glazed inserts into:

**ENTRANCE HALL**

Traditional stairs to first floor with wooden banister and spindles, high level fuse box and electric meter, radiator and ceiling light point. Door into:

**KITCHEN/DINER**

12' 3" x 11' 2" (3.73m x 3.4m)  
Fitted with a range of modern base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with swan necked mixer tap, tiled splash backs and linoleum flooring. Integrated appliances include dishwasher, fridge and oven with hob and cooker hood over. Ceiling light point, double glazed window to rear, radiator, understairs storage, glazed door into the utility and open into:

**LOUNGE**

10' 1" x 10' 10" (3.07m x 3.3m) widest point  
Tiled hearth and recess for wood burner subject to any works required, traditional recess either side, wooden flooring, ceiling light point and radiator. UPVC double glazed window to front.

**UTILITY**

5' 11" x 6' 11" (1.8m x 2.11m)  
Worktop with plumbing and space for washing machine under, further space for under counter fridge and freezer, linoleum floor and ceiling light point. Wooden door with glazed inserts to rear garden and uPVC double glazed window to rear.

**FIRST FLOOR LANDING**

UPVC double glazed window to rear offering a view over the garden and to the school field behind and two ceiling light points.

**BEDROOM**

12' 8" x 11' 6" (3.86m x 3.51m) widest points  
Double room with traditional Art Deco style fire with tiled hearth and surround, ceiling light point and radiator. UPVC double glazed window to rear.

**BEDROOM**

11' 6" x 9' 11" (3.51m x 3.02m)  
Double room with uPVC double glazed window to front, ceiling light point and radiator.



**BATHROOM**

11' 5" x 7' 9" (3.48m x 2.36m)  
Fitted with a three piece suite comprising of panelled bath with mixer shower over, vanity unit housing sink with mixer tap and cupboards under and low level, dual flush WC. Cladding to one wall

**SECOND FLOOR LANDING**

UPVC double glazed window to rear looking over the garden and over to the school playing fields, ceiling light point and access to bedroom and second lounge/playroom/bedroom.

**BEDROOM**

12' 3" x 9' 2" (3.73m x 2.79m)  
Double room with uPVC double glazed window to the front, radiator and ceiling light point.

**SECOND LOUNGE/PLAYROOM/BEDROOM**

12' 3" x 11' 7" (3.73m x 3.53m)  
UPVC double glazed window to rear, exposed roof beams/trusses, ceiling light point and radiator and door to:

**BEDROOM/STUDY**

12' 3" x 8' 5" (3.73m x 2.57m)  
Further room which could be a double room or study. UPVC double window to front, radiator and ceiling light point.

**EXTERIOR**

To the rear of the property is a fully enclosed rear garden offering a paved area offering space for seating and directly accessed from the utility and then steps to a lawn with open views over the school playing field. To the side of the property is a covered alley/store with light and gate to the front pavement.

