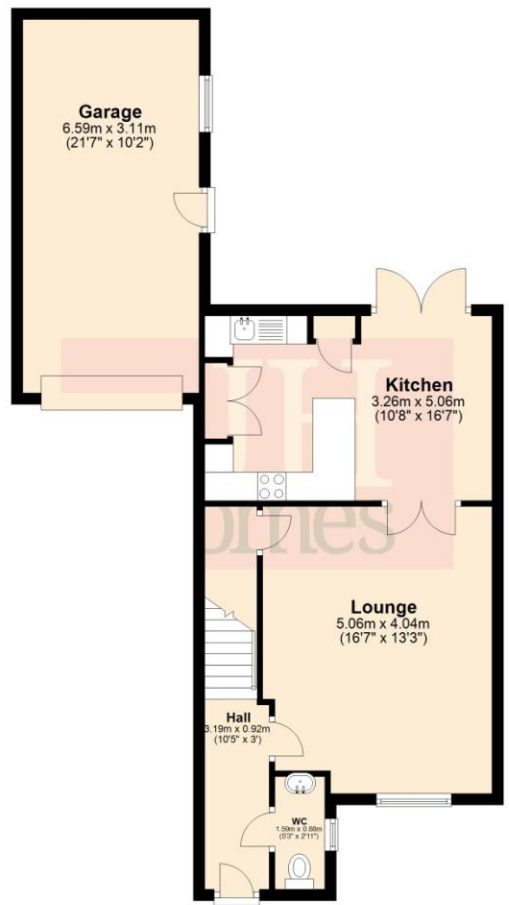
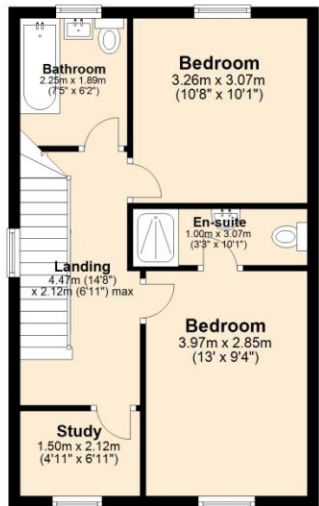


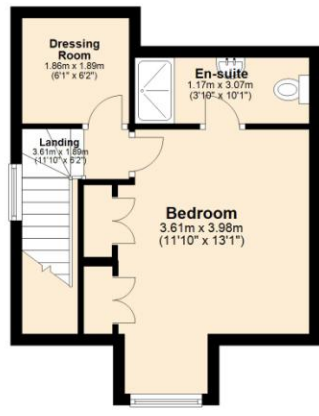
**Ground Floor**  
Approx. 66.8 sq. metres (719.4 sq. feet)



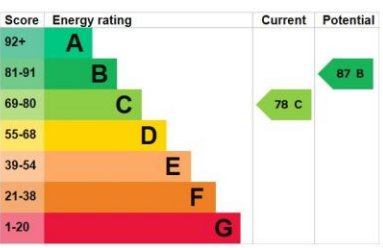
**First Floor**  
Approx. 42.7 sq. metres (459.2 sq. feet)



**Second Floor**  
Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 137.1 sq. metres (1475.2 sq. feet)



**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.



**£365,000**



1



4



3



**GARAGE & PARKING**

**29 Clarence Street,  
Ulverston, LA12 7JJ**

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Owned since new this beautiful family home is in ready to move into condition, you would literally just need to unpack your suitcase and put the kettle on. On the day I attended the sun was beating down on the enclosed rear patio garden and I could have quite happily spent the remainder of the afternoon there relaxing. With glimpses of The Hoad from the landing windows you are perfectly placed at the head of a quite cul de sac whilst being both on the edge of Ulverston for easy access to the lakes as well as being close to the town centre if you needed to pop out for a quick pint of milk. Laid out over three floors and in immaculate condition, with new fitted high gloss kitchen creating the perfect family room, lounge with multi fuel stove, three shower/bathrooms, two of which serve two double bedrooms as ensuite as well as a downstairs cloaks/WC, dressing room, further double bedroom and study. To the outside is ample parking to the front and side and garage with up and over door. This is definitely one that needs to be seen to appreciate the light, bright and airy accommodation on offer.



#### DIRECTIONS

From the office turn right onto Market Street, at the bottom of the street at the roundabout take the first exit. Then turn right onto Hart Street. Continue down the road and then take the third on the right into Clarence Street. Proceed down the street towards the head of the cul-de-sac and the property is on the left identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/desire.twitching.nearing>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected









Entered through a PVC door with opaque, decorative glazed inserts.

#### **ENTRANCE HALL**

Stairs lead to the first floor, door to downstairs cloakroom/WC and lounge.

#### **CLOAKROOM/WC**

6' 8" x 2' 10" (2.03m x 0.86m)

Fitted with a two piece suite comprising of low level, dual flush WC and wall mounted sink with mixer tap, tiled splashbacks, ceiling light point and radiator. Opaque uPVC double glazed window to side.

#### **LOUNGE**

16' 7" x 13' 3" (5.05m x 4.04m)

Good sized room with focal free standing multi fuel stove set to a wooden hearth with safety glass over, under stairs storage, radiator and ceiling light point. UPVC double glazed window to front and double doors with glazed inserts into:

#### **KITCHEN/DINER**

10' 8" x 16' 7" (3.25m x 5.05m)

##### **Dining Area**

Space for table and chairs, moveable spot lights to ceiling, tiled floor and radiator. PVC doors with double glazed inserts and fitted blinds to the rear patio garden.

##### **Kitchen Area**

Fitted with a recently installed high gloss, soft close fitted range of base, wall and drawer units with worktop over incorporating ceramic style sink and drainer with extendable swan necked mixer tap. Tiled splashbacks, moveable spot lights to ceiling and uPVC double glazed window to rear. Integrated appliances include an eye level oven and grill, microwave, dishwasher and fridge.

#### **FIRST FLOOR LANDING**

Two ceiling light points, stairs to second floor and uPVC double glazed window to side. Access to two bedrooms and a family bathroom.



#### **BATHROOM**

7' 5" x 6' 2" (2.26m x 1.88m)

Fitted with a three piece suite comprising of panelled bath with shower over and central mixer taps, low level, dual flush WC and pedestal wash hand basin with mixer tap. Shelving for towels and storage, extractor, tiled splashbacks and ceiling light point. Opaque uPVC double glazed window to rear.

#### **BEDROOM**

10' 8" x 10' 1" (3.25m x 3.07m)

Double room with uPVC double glazed window to rear with views over rooftops towards The Hoad. Ceiling light point and radiator.

#### **BEDROOM**

13' 0" x 9' 4" (3.96m x 2.84m)

Further double room with uPVC double glazed window to front, ceiling light point, radiator and access to an ensuite.

#### **ENSUITE**

3' 3" x 10' 1" (0.99m x 3.07m)

Modern suite comprising of double shower cubicle with mixer shower, pedestal wash hand basin with mixer tap and low level, dual flush WC. Tiled splashbacks and radiator.

#### **STUDY**

4' 10" x 6' 10" (1.47m x 2.08m)

UPVC double glazed window to front, radiator and ceiling light point.

#### **SECOND FLOOR LANDING**

UPVC double glazed window to side with a view of The Hoad, ceiling light point and access to master bedrooms and dressing room.

#### **DRESSING ROOM**

6' 1" x 6' 2" (1.85m x 1.88m)

Some limited head height, spot lights to ceiling and radiator.

#### **MASTER BEDROOM**

11' 10" x 13' 1" (3.61m x 3.99m)

Double room with uPVC double glazed window to front, eaves storage and fitted wardrobes offering storage to one wall. Ceiling light point, loft access and radiator. Door to ensuite.

#### **ENSUITE**

3' 10" x 10' 1" (1.17m x 3.07m)

Fitted with a three piece suite comprising of double shower cubicle with mixer shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Velux roof window, radiator, tiled splashbacks and spot lights to ceiling.

#### **EXTERIOR**

The front of the property offers parking and access to the front door. The side has a driveway leading to the single garage and access gate to the rear patio garden. The rear offers a perfect space for seating and pot plants. Block paved design with either fence or wall making it fully enclosed. There is access to the garage by way of a pedestrian door and patio doors into the kitchen/diner.

#### **GARAGE**

21' 7" x 10' 2" (6.58m x 3.1m)

Single garage with up and over door, power and light. Further side door to rear patio garden.