



Estate Agency Act 1979
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1 Richmond Terrace, Ulverston, LA12 0BU

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2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Superb end townhouse situated in a most convenient position within the popular and sought after market town of Ulverston. This stunning home is beautifully presented and offers large family sized accommodation with the added benefit of garage, dual off-road parking and a beautiful garden. Comprising of lounge, kitchen/diner, basement playroom/gym/home office, two bedrooms to first floor the master having an ensuite with two further double bedrooms and family bathroom to the second floor. Gas fired central heating system, uPVC double glazing and externally the advantage of off-road parking, detached garage, enclosed rear yard, delightful front forecourt and sunny garden being a perfect addition to this family home. Reluctantly offered for sale due to relocation and early viewing is highly recommended to appreciate the spacious and well-kept family accommodation. The location gives direct access to both the Railway Station, Bus Station, Ulverston Town Centre and amenities as well as being within walking distance to primary and secondary schools.



DIRECTIONS

Proceeding on foot from the office of JH Homes continue up New Market Street to County Square with the Coronation Hall on your left. Continue straight across the road at the pedestrian crossing and proceed down Victoria Road, take the first turning on the right into Kings Road by the side of the library and at the end of Kings Road you'll be facing Richmond Terrace where the property can be found adjacent to Lightburn Road.

The property can be found by using the following "What Three Words"

<https://what3words.com/panic.pausing.twinkled>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed from either the front forecourt garden through a PVC door with leaded and pattern glass panes and matching pane to door frame opening into the lounge. Or from the side off of Lightburn Road into the hall.

ENTRANCE HALL

Wood framed door with pattern glass panes and matching side window leading from the side road. Traditional tiled floor, radiator, feature arch and coving to ceiling. Pine staircase with newel post, handrail and spindles leading to first floor and connecting doors to lounge, kitchen/diner and half glazed door to rear with PVC door with double glazed inserts to rear yard and access to basement/play room.

LOUNGE

12' 8" x 17' 10" (3.86m x 5.44m)

Central, feature fireplace with plaster moulded surround, conglomerate style inset and hearth with stove. UPVC double glazed bay window to front overlooking the garden towards the parking area and further uPVC double glazed window to side with pattern glass pane. Stripped wood flooring, traditional coving to ceiling, moulded ceiling light rose, two radiators, electric light and power. Traditional door providing access to hallway.

DINING ROOM

12' 9" x 11' 7" (3.89m x 3.53m)

Two uPVC double glazed pattern glass windows to side, radiator, painted wooden panelling to ceiling, grey wood grain effect laminate style flooring and open access to kitchen.

KITCHEN

13' 7" x 10' 10" (4.14m x 3.3m)

Fitted with a comprehensive range of base, wall and drawer units with composite work surfacing incorporating stainless steel one and a half bowl sink with mixer tap with flexi rinse attachment and grooved drainer. Splashback tiling, tiled floor, Range Master 110 cooker with five burner gas hob, electric griddle plate and gas double oven and grill. Two uPVC double glazed windows, space for American style fridge/freezer, recess and plumbing for washing machine and dishwasher.

BASEMENT/PLAY ROOM

11' 5" x 15' 11" (3.48m x 4.85m)

Accessed via a staircase with handrail with pine doors to two rooms. Ideal children's playroom, gym, home office etc. Radiator, uPVC double glazed tilt and turn window to front, wood grain laminate flooring, electric light and power sockets. Secondary room for storage.



FIRST FLOOR LANDING

Turn at the half landing, radiator and uPVC double glazed window. The main landing has access to two bedrooms with the staircase leading to the second floor.

MASTER BEDROOM

12' 8" x 17' 10" (3.86m x 5.44m)

Two sets of uPVC double glazed windows to front with an outlook to the side towards Hoad Hill and Monument but down to the front forecourt garden area, parking and garden beyond. Coving to ceiling, stripped wood flooring, radiator, electric light and power. Half glazed door provides access to:

ENSUITE

3' 10" x 11' 7" (1.17m x 3.53m)

Three piece suite in white comprising of glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and WC. Tiled floor and walls, mirror fronted bathroom cabinet, uPVC double glazed pattern glass window to side, inset lights to ceiling and chrome ladder style towel radiator.

BEDROOM

12' 9" x 11' 7" (3.89m x 3.53m)

Double room with uPVC double glazed window to rear, stripped wood flooring, electric light, power points and radiator. Louvered doors to cupboard housing a Worcester gas boiler for the heating and hot water system.

SECOND FLOOR LANDING

UPVC double glazed window, built in storage cupboards and access to loft with drop-down ladder.

BEDROOM

12' 8" x 17' 10" (3.86m x 5.44m)

Double room with feature uPVC double glazed arched window to front with fabulous views towards Hoad Hill and Monument and over the rooftops of town. Stripped wood flooring, radiator and mirror to wall.

BEDROOM

8' 9" x 11' 7" (2.67m x 3.53m)

Further double room with uPVC double glazed arched window to rear, stripped wood flooring and radiator.

BATHROOM

7' 10" x 11' 7" (2.39m x 3.53m)

Fitted with a four piece suite in white, comprising of glazed shower cubicle with tiled surround and thermostatic shower, panelled bath with mixer tap, WC and pedestal wash hand basin. Radiator, two wall light points, shaver light point and white ladder style towel radiator. UPVC double glazed arch window with pattern glass panes and wood grain effect vinyl flooring.

EXTERIOR

Pleasant and usable enclosed yard to rear with flagged floor and gated access to the road at the side. Outside tap and stepped access to garage.

To the front is an attractive, well presented and good sized front forecourt garden area with winding path leading to the front door and mature borders stocked with shrubs and bushes. Set of stone gate posts to either side of the pedestrian gate. Opposite here over the access lane is a gravel hardstanding offering parking with mature tree and gated access to the beautiful garden.

Upper flagged patio area with garden storage shed, lean to log store and beyond here is an area of lawn with well-stocked borders, children's playground area beyond which is a middle-flagged patio. Proceeding down the garden are lower borders with trees, shrubs and bushes and then raised bed ideal for vegetables etc. To the bottom of the garden is a further patio and an excellent wooden garden storage shed.

GARAGE

10' 4" x 17' 1" (3.15m x 5.21m)

Metal up and over door, single glazed window and half glazed door to side. Electric light and power points.