



DIRECTIONS

from the office of JH Homes continue down the cobbled Market Street until reaching the roundabout. Take the third turning onto the Eller's and turn first right on Chapel Street. Continue straight across at the junction and take the first turning on the left into Cox Street and the property is situated towards the top in the left hand side identified by a Pink For Sale Sign.

The property can be found by using the following "What Three Words" <https://what3words.com///oppose.novelists.comb>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas and electricity are all connected



£180,000



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25 Cox Street, Ulverston,
Cumbria, LA12 0AS

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

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Conveniently placed close to the market town of Ulverston and its many local amenities, this traditional two bedroom property has a lovely feel as well as having some characteristic features including recessed shelving, high ceilings and feature fireplaces with tiled hearths. Conveniently laid out over two floors and comprising of entrance hall, lounge, spacious dining room with open access to the kitchen, utility room and downstairs WC/cloakroom with two bedrooms and a modern spacious bathroom to the first floor. Completing this property is an enclosed yard to the rear with gas central heating system and double glazing. The property will appeal to a wide range of buyers including first time buyers looking to get onto the property ladder or an investor looking for a strong yield. Taking all this into account there really is not a reason not to view.



Accessed through a PVC door with opaque glazed inserts into:

ENTRANCE HALL

Exposed flooring, radiator, overhead light and stairs leading to first floor.

LOUNGE

12' 10" x 10' 11" (3.91m x 3.33m)
Situated to the front of the property with feature fireplace housing an open coal fire with tiled slate effect hearth. Alcove shelving, overhead light, radiator, tv aerial point, telephone point and power points. UPVC double glazed window.

DINING ROOM

13' 2" x 10' 11" (4.01m x 3.33m)
Red quarry floor tiles, feature fireplace, fixed shelving to alcove, tv aerial point, telephone point, and power points. UPVC double glazed window to rear. Open to kitchen.

KITCHEN

9' 11" x 8' 10" (3.02m x 2.69m)
Fitted with a white stylish range of base, wall and drawer units with long chrome handles, complimented with work surface over incorporating one and half ceramic sink and drainer with mixer tap. Dual uPVC double glazed windows to side, overhead lighting, splash back tiling, radiator and power points. Recess and plumbing for slimline dishwasher, upright fridge freezer and gas cooker. Useful under stairs storage cupboard. Open access to utility room.

UTILITY ROOM

9' 3" x 8' 10" (2.82m x 2.69m)
Fitted with a section of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over. Double glazed window with fitted blind, recess and plumbing for washing machine and PVC door to rear. Velux roof light, wall light, ceiling light track and power points. Access to cloakroom.

CLOAKROOM/WC

2' 4" x 3' 10" (0.71m x 1.17m)
Two piece suite comprising of WC with low flush button and corner wash hand basin with mixer tap. Splash back tiling, wall light and Velux roof light.



FIRST FLOOR LANDING

13' 4" x 5' 1" (4.06m x 1.55m)
Loft access, overhead light and internal doors to two bedrooms and bathroom with separate landing access.

BEDROOM

12' 10" x 14' 1" (3.91m x 4.29m)
Exposed wooden flooring, feature fireplace with tiled hearth, overhead light, radiator and power points.

BEDROOM

13' 4" x 8' 8" (4.06m x 2.64m)
Good size second room with feature fireplace, overhead light, power points and radiator. UPVC double glazed window to rear.

BATHROOM

9' 11" x 8' 10" (3.02m x 2.69m)
Three piece white suite comprising of bath with thermostatic wall mounted shower and fixed screen, WC with low flush button and pedestal wash hand basin. Wall mounted vertical towel rail/radiator, white wall tiling, two overhead lights, uPVC double glazed opaque window and extractor fan. Built in cupboard housing the Main eco Elite boiler with overhead storage.

EXTERIOR

Enclosed yard with gated access to access lane.

