

Total area: approx. 78.5 sq. metres (844.5 sq. feet)

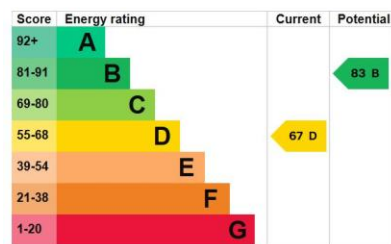
DIRECTIONS

From the office of JH Homes, proceed down Market Street to the bottom and at the round about take the third exit onto the Ellers with the Ford Garage on your left. At the end of the Ellers turn left and immediately right into Lund Terrace. Continue down Lund terrace where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/pilots.tentacles.flood>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains Gas, Electric, Water & Drainage 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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GARAGE & PARKING

20 Lund Terrace, Ulverston,  
Cumbria, LA12 9BD

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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



Traditional semi detached property situated in this pleasant and convenient location. Family accommodation comprising of entrance hall, lounge, kitchen, conservatory, ground floor bathroom and three bedrooms to the first floor. There are garden areas to the front and rear and a useful storage shed. Completing the property is a gas central heating system, double glazing and offered with early and vacant possession having no upper chain. Perfect opportunity for first time buyer or rental investor with earlier viewing recommended.



Accessed through a modern composite door with double glazed inserts opening to:

**HALL**

10' 4" x 5' 11" (3.15m x 1.8m)  
Vinyl tile effect flooring, staircase to first floor, wood door to lounge and open doorway to kitchen. Folding door to ground floor bathroom.

**LOUNGE**

15' 6" x 10' 11" (4.72m x 3.33m)  
Range of built in strip wood alcove cupboards with shelving, conglomerate style fireplace with living coal flame fire and uPVC double glazed windows to front and rear. Two radiators, picture rail, electric light and power.

**KITCHEN**

9' 5" x 12' 0" (2.87m x 3.66m)  
Fitted with a range of base, wall and drawer units with high gloss work surface incorporating sink and drainer with mixer tap and panelling to upstands. Recess and plumbing for washing machine and recess for gas cooker.

Open under stairs area, radiator, tile effect flooring and PVC door with double glazed inserts to conservatory.

**CONSERVATORY**

12' 4" x 10' 2" (3.76m x 3.1m)  
PVC double glazed construction with clear glass roof and set of French doors opening to a decked rear garden area. Wood grain effect flooring, radiator, wall light point and power sockets.

**BATHROOM**

5' 8" x 5' 8" (1.73m x 1.73m)  
Fitted with a three piece suite in white comprising of bath with side mounted mixer tap and over bath thermostatic shower, vanity unit housing sink with mixer tap and mirror over and WC with push button flush. Chrome ladder style towel radiator, uPVC double glazed window with blind, tiled splashbacks and vinyl tile effect flooring.



**FIRST FLOOR LANDING**

10' 0" x 5' 7" (3.05m x 1.7m)  
UPVC double glazed window, radiator, access to all bedrooms and loft.

**BEDROOM**

7' 1" x 8' 0" (2.16m x 2.44m)  
Double room with double glazed windows to front and side. Two radiators, picture rail, electric light and power socket.

**BEDROOM**

15' 6" x 9' 0" (4.72m x 2.74m)  
Double room with radiator, picture rail and uPVC double glazed window to front.

**BEDROOM**

8' 0" x 13' 11" (2.44m x 4.24m)  
Picture rail, radiator and uPVC double glazed window offering a pleasant aspect to the rear beyond the neighbouring properties towards Hoad Hill and Monument.

**EXTERIOR**

To the front is a pedestrian gate with path to the front door with slate gravel beds to either side.  
To the rear is a decked seating area accessed from the conservatory, wooden storage shed and access to a grassed garden area.

