

**Ground Floor**  
Approx. 59.5 sq. metres (640.0 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.1 sq. feet)

**DIRECTIONS**

From the offices of JH Homes on foot, walk up New Market Street to Coronation Hall and then across the A590. At the pedestrian crossing proceed onto Victoria Street turning left down Lightburn Road and right onto Brogden Street before turning left down Oxford Street where the property can be found towards the bottom on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/talents.contrived.awake>

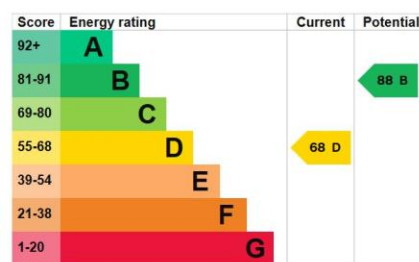
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.



**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.



**£180,000**



1



2



1



GARAGE

**41 Oxford Street,  
Ulverston, LA12 0AZ**

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 stone fronted terraced home situated in this popular and convenient location close to the town centre. Well presented and ready for immediate occupation, offering a comfortable home which is perfect for a range of buyers including the first-time buyer, those looking to downsize or second home in this sort after, market town on the edge of the Lake District. Comprising of porch, entrance hall, open plan lounge/diner, fitted kitchen and two double bedrooms and modern shower room to the first floor. To the rear is the excellent advantage of a garage/workshop with electric door & WC. Completing this excellent property is a gas central heating system and uPVC double glazing. Early viewing is both invited and recommended to appreciate this most comfortable home.



Accessed through an Oak effect PVC door with double glazed feature lead panes opening into:

#### **PORCH**

Quarry tiled floor with door mat well and glazed internal door into:

#### **ENTRANCE HALL**

The Hall has a radiator, fitted coat hooks and a high-level shelf. With pleasant and light décor and a tile effect vinyl flooring a glazed door provides access to the Living/Dining Room.

#### **LOUNGE/DINER**

21' 7" x 10' 2" (6.58m x 3.1m) widest points  
Traditional picture rail and coving, uPVC double glazed windows to front and rear elevation.  
Lounge Area  
Feature fireplace with black surround and tiled hearth featuring a "Canon" gas fire. Cupboard to alcove housing the gas meter, ceiling light point, radiator and TV bracket to the wall.  
Dining Area  
Glazed door providing access to kitchen and door to understairs store. Ceiling light point and radiator.

#### **KITCHEN**

12' 1" x 7' 1" (3.68m x 2.16m)  
Fitted with a modern range of base, wall and drawer units with dark patterned work surfacing over incorporating one and a half bowl stainless steel sink and drainer with mixer tap, breakfast bar and tiled splashbacks. Recess and point for electric cooker with glass splashback and cooker hood over, plumbing for washing machine and space for freestanding fridge/freezer. UPVC double glazed window and door, wall mounted Worcester gas boiler for the hot water and heating system.

#### **FIRST FLOOR LANDING**

Turn at the three quarter landing with access to shower room with the main landing offering access to all bedrooms and having space for a home office area. Access to a boarded loft.

#### **BEDROOM**

10' 0" x 13' 2" (3.05m x 4.01m) widest points  
Double room with uPVC double glazed window to front, ceiling light point and radiator.



#### **BEDROOM**

11' 2" x 7' 1" (3.4m x 2.16m) excluding cupboards  
Further double room to the rear of the property with built in wardrobe/cupboard to alcove and further set of double doors to an additional wardrobe area. Radiator, ceiling light point and uPVC double glazed window.

#### **SHOWER ROOM**

11' 4" x 7' 1" (3.45m x 2.16m)  
Modern suite comprising of glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and mirror fronted bathroom cabinet over and low level, dual flush WC. Opaque uPVC double glazed window to rear with tilt and turn opening pane and fitted blind. Marble effect panelling to walls and white cladding to ceiling, recessed shelving space, tall chrome ladder style towel radiator and tile effect vinyl flooring.

#### **EXTERIOR**

Enclosed yard area with PVC door with double glazed inserts giving access to garage/workshop.

#### **GARAGE/WORKSHOP**

22' 4" x 11' 11" (6.81m x 3.64m)  
Electric roller door and WC partitioned to corner. Electric light and power.

