



**DIRECTIONS**

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the second turning onto County Road. Heading out of Ulverston continue taking the turning on the right at the next set of traffic lights onto Quebec Street. Proceeding down Quebec Street where the property is situated on the right-hand side almost opposite the turning to Devonshire Road.

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

<https://what3words.com/occupiers.playful.guitars>

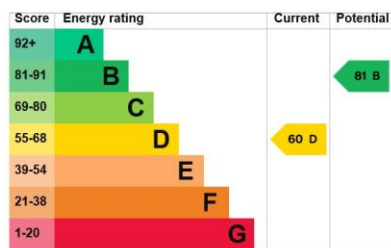
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



JH Homes

£250,000



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13 Quebec Street,  
Ulverston, LA12 9AD

For more information call **01229 445004**

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Family sized semi detached home situated in a pleasing and prominent position within the popular market town of Ulverston. Offering comfortable and well proportioned family home within walking distance of the town centre and the amenities. Comprising of entrance hall, open plan lounge/diner which is open to the modern fitted kitchen, rear porch, study/box room, with three double bedrooms and four piece bathroom the first floor. Front garden area with hardstanding for parking accessed only by way of an un-lowered curb and enclosed rear garden with sunny aspects featuring a flagged patio, lawn, raised borders and useful storage sheds. Complete with gas fired central heating system and uPVC double glazing. Early internal viewing is both recommended and advised to appreciate this excellent home which is offered with early and vacant possession having no upper chain.



Accessed by way of a PVC front door with double glazed leaded patterned glass upper pane opening into:

#### ENTRANCE HALL

'L' Shaped with open downstairs area, staircase to first floor, radiator and doors to lounge an open doorway to the box/study room.

#### LOUNGE/DINER

24' 6" x 10' 10" (7.47m x 3.3m)

Spacious room with uPVC double glazed window to front and set of PVC double glazed patio doors to rear giving access to the garden. Two radiators, electric light, power points and two ceiling light points. Peninsula unit dividing the dining area to kitchen creating a stylish open space.

#### KITCHEN

12' 11" x 9' 7" (3.94m x 2.94m)

Modern kitchen fitted with a range of base, wall and drawer units with granite style work surface incorporating one and a half bowl sink and drainer and matching upstands. Range cooker with seven burner gas hob and three ovens with glass splashback and cooker hood over. Space for free standing fridge freezer, recess and plumbing for dishwasher and modern column radiator. Inset LED lights to ceiling, uPVC double glazed window to rear garden and grey light wood grain laminate flooring. To the side of the kitchen a PVC door with double glazed inserts gives access to the rear porch.

#### REAR PORCH

10' 2" x 4' 6" (3.10m x 1.38m)

Three uPVC double glazed windows and half glazed door to garden.

#### BOX ROOM/STUDY

6' 9" x 4' 4" (2.06m x 1.33m)

Set of louvre door storage cupboards to one side, radiator and uPVC double glazed pattern glass window.

#### FIRST FLOOR LANDING

UPVC double glazed window to bottom of the stairs and fixed PVC double glazed window to the higher level. Access to bedrooms, bathroom and loft.

#### BEDROOM

13' 5" x 10' 9" (4.09m x 3.28m)

Double bedroom with radiator and TV bracket to wall. UPVC double glazed window to front offering a pleasant aspect to the side towards Hoad Hill and Monument.

#### BEDROOM

10' 9" x 10' 10" (3.28m x 3.3m)

Further double room with radiator, uPVC double glazed window to rear offering an aspect down to the garden and neighbouring properties beyond.



#### BEDROOM

12' 4" x 8' 0" (3.78m x 2.44m)

Double room with two uPVC double glazed windows to front and side. Radiator, ceiling light point and bedroom furniture comprising drawers, cupboards, open shelving and upper storage lockers.

#### BATHROOM

12' 2" x 9' 6" (3.71m x 2.9m)

Well appointed bathroom with four-piece suite in white comprising of wash hand basin with mixer tap inset to vanity unit with cupboards under and high gloss grey finish with matching surface to side, cupboard underneath and set of cupboards above. Low level, dual flush WC with concealed cistern, freestanding bath with mixer tap and shower attachment and glazed shower cubicle with fixed rain head shower and flexi track spray. Fixed mirror over the sink and further set of cupboards to the opposite side of the bathroom with the same high gloss finish housing the Valiant gas combi boiler and offering general storage space. Complementary tiling to walls and floor with electric under floor heating and extractor fan. Inset LED lights to ceiling, uPVC double glazed pattern glass window and tall chrome ladder style towel radiator.

#### EXTERIOR

To the front of the property there is a hard standing area that could offer off-road parking that has access from an un-lowered curb. With a brick set path to the side, and a grassed garden area and path leading down the side of the house.

To the rear there is a pleasant rear garden with a lower flagged patio with raised boarder at the side and an area of lawn with flag paths around. There are two useful garden storage sheds with access to the side leaving round to the front of the property. The rear garden offers a good degree of sunlight and is a pleasant feature of the property.

