

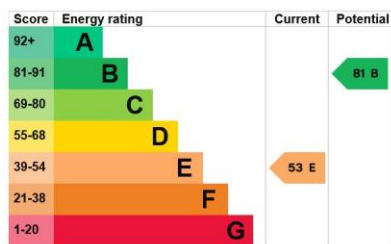
DIRECTIONS

From our Ulverston office proceed down Market Street and at the roundabout take the second turning heading along the A590. After passing through the traffic lights, turn left and then left again in front of the Swan Pub onto Newton Street, where the property can be found towards the top on the right.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com/slanting.jaundice.gently>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains services include gas, electric, water and drainage.



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11 Newton Street,
Ulverston, LA12 7JG

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Estate Agency Act 1979

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Substantial traditional end terrace townhouse situated in this pleasing and convenient location within walking distance of the town centre and amenities. Family home which has been in the same family ownership for many years and is now offered for sale with vacant possession having no upper chain. Spacious accommodation that whilst in need of modernisation offers superb opportunity to create an excellent home of character. Comprising of porch, hall, lounge, dining room, kitchen with breakfast area, side porch, two bedrooms and bathroom to first floor and a further two bedrooms to the second floor. Complete with gas central heating system and double glazing, front forecourt with steps to front door and sizeable rear yard offering a flagged seating area accessed with up and over door to parking if required.



Accessed through a half glazed wooden front door into:

PORCH

Glazed traditional door to hall.

HALL

Radiator, coving to ceiling with glazed internal doors to lounge, dining room and open access to staircase to first floor.

LOUNGE

14' 3" x 10' 1" (4.34m x 3.07m) into bay
Coving to ceiling, wall mounted gas fire and uPVC double glazed bay window with leaded upper pane.

DINING ROOM

12' 5" x 6' 7" (3.78m x 2.01m)
Central feature fireplace with living coal flame effect gas fire, uPVC double glazed tilt and turn opening windows to side and further uPVC double glazed window looking to rear porch. Sliding glazed door to kitchen and further door to cellar stairs. Two wall light point and radiator.

KITCHEN

14' 4" x 7' 3" (4.37m x 2.21m)
Fitted with an older range of units with gas hob, electric oven, recess for washing machine, fridge and worktop incorporating one and a half bowl sink and drainer.

Door to rear porch, fixed pane uPVC double glazed window and further smaller single glazed window. Arch to:

REAR PORCH

11' 8" x 6' 0" (3.56m x 1.83m)
Polycarbonate style roof, flagged floor and door to rear yard.

BREAKFAST ROOM

7' 9" x 7' 3" (2.36m x 2.21m)
Two uPVC double glazed windows to rear yard and radiator.

CELLAR

15' 4" x 12' 4" (4.67m x 3.76m)
Coat hooks to wall with steps leading down. Divided into two areas the main area offering useful storage space with electric light and gas meter. The smaller section houses the electric meter.

FIRST FLOOR LANDING

UPVC double glazed window, stairs to second floor, access to two bedrooms and bathroom.

BEDROOM

12' 2" x 13' 7" (3.71m x 4.14m)
Double room situated to front with uPVC double glazed window, radiator, electric light and power points.



BEDROOM

10' 1" x 10' 1" (3.07m x 3.07m)
Situated to the rear with a uPVC double glazed window, built in cupboard housing the Alpha gas boiler for the central heating and hot water systems and having shelving plus radiator.

BATHROOM

14' 4" x 7' 3" (4.37m x 2.21m)
Four piece suite in white comprising of bath, shower cubicle with electric shower, pedestal wash hand basin and WC. U PVC double glazed window and further small single glazed window and radiator.

SECOND FLOOR LANDING

BEDROOM

12' 4" x 13' 7" (3.76m x 4.14m)
Further double room with uPVC double glazed window to front offering a pleasant aspect over the rooftops of the neighbouring properties towards Birkrigg and beyond, radiator and ceiling light point.

BEDROOM

12' 4" x 13' 7" (3.76m x 4.14m)
Double room to rear with radiator, uPVC double glazed window with a pleasant aspect beyond the neighbouring properties with glimpses to the side of Hoad Hill and Monument. Cupboard over the stairs offering storage and access to loft.

EXTERIOR

To the front of the property are steps to the front door and to the side a flagged forecourt.
The rear offers a good sized and enclosed yard with flag surfacing and up and over door to rear lane.

