



**DIRECTIONS**

On entering Ulverston on the A590, after passing the Shell garage on your right take your next left onto North Lonsdale Terrace. Continue along, passing the Premier Inn on your left, underneath the railway and just after Travis Perkins take your right turn onto Steel Street. The property can be found round the corner on the left identified by our "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/trimmer.moderated.ambient>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electricity, 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.



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**£125,000**



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**15 Steel Street, Ulverston,  
Cumbria, LA12 9DU**

For more information call **01229 445004**

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

We are pleased bring to the market this comfortable three bedroom family home situated in this popular location. Comprising of two reception rooms, kitchen and ground floor bathroom with three bedrooms to the first floor. Gas central heating system, double glazing and presented to a good standard. Suited to a range of buyers including the first time purchaser rental investor or those downsizing. Whilst well presented the property offers good further potential depending on buyer's requirements.



Accessed through a PVC door with double glazed inserts with leaded pattern glass upper panes opening to:

#### **DINING ROOM**

12' 4" x 10' 4" (3.76m x 3.15m)

UPVC double glazed window to front with tilt and turn opening pane, alcove cupboard housing gas and electric meter to a high level above the front door. Radiator, woodgrain effect laminate flooring and open access to lounge via a lobby with door to under stairs storage cupboard.

#### **LOUNGE**

12' 4" x 11' 9" (3.77m x 3.60m)

Bespoke mantle shelf and polished hearth, uPVC double glazed window to rear looking to the yard area, open access to kitchen, glazed door to staircase leading to first floor and woodgrain effect laminate flooring.

#### **KITCHEN**

8' 4" x 6' 7" (2.56m x 2.01m)

Fitted with a range of base, wall and drawer units with light patterned work surface incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Recess and plumbing for washing machine, gas hob and low level electric oven. Open access to rear lobby housing the fridge freezer and door with double glazed inserts to yard. Further door to ground floor bathroom.

#### **BATHROOM**

9' 1" x 6' 2" (2.79m x 1.88m)

Three piece suite in white comprising of bath with glazed shower screen, mixer tap and shower over, wash hand basin with mixer tap set to vanity unit and WC with push button flush. Tiled walls, chrome ladder style towel radiator and uPVC double glazed pattern glass window. Cupboard housing Worcester boiler for the heating and hot water systems.

#### **FIRST FLOOR LANDING**

Access to the three bedrooms.



#### **BEDROOM**

12' 4" x 10' 5" (3.76m x 3.18m)

Double room with radiator, light woodgrain laminate flooring and door to over stairs storage cupboard. UPVC double glazed window to front with tilt and turn opening pane offering a pleasant aspect between the neighbouring properties towards farmland beyond.

#### **BEDROOM**

11' 9" x 8' 0" (3.59m x 2.44m)

Further pleasant double room with uPVC double glazed window and radiator. Built in double door storage cupboard to alcove with hanging rail and shelf with cupboard over and woodgrain effect laminate flooring.

#### **BEDROOM**

8' 6" x 6' 7" (2.60m x 2.02m)

Smaller double room with upper storage cupboards with concealed lighting behind, radiator, uPVC double glazed window and woodgrain laminate flooring.

#### **EXTERIOR**

Rear yard with door to service lane and offering pleasant seating space.

