

**Ground Floor**  
Approx. 42.6 sq. metres (458.4 sq. feet)



**First Floor**  
Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 79.7 sq. metres (858.3 sq. feet)

DIRECTIONS

From the offices of JH Homes, turn right down Market Street and proceed to the roundabout at Tank Square taking the second left heading out of Ulverston. Continue through the first set of lights and then take your next right onto North Lonsdale Road. Travelling along passing Travis Perkins and Mole Country Stores where Kennedy Street can be found on your left where the property can be found on the left at the start of the street.

The property can be found by using the approximate "What Three Words" <https://what3words.com/file.lazy.cookie>

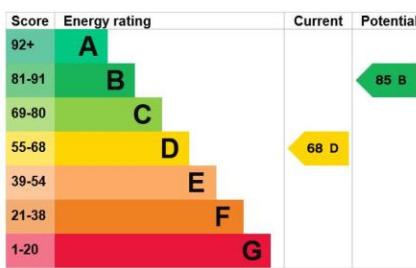
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains water, drainage, gas and electricity 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.



**£160,000**



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PARKING

**3 Kennedy Street,  
Ulverston, LA12 9EA**

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)

Stylish traditional terraced home with two double bedrooms situated in this excellent location accessed from the lower end of North Lonsdale Road. Well presented by the current owners and benefiting from private parking and garden to the rear. Considered suitable for a range of buyers including the first-time purchaser and comprising of dining room/play room, lounge, kitchen and ground floor shower room with two double bedrooms - the master with an ensuite to the first floor. Complete with gas central heating system, uPVC double glazing and the excellent advantage of a lovely garden to the rear with parking. Perfect starter home or ideal for downsizing with early inspection of this lovely home being highly recommended.



Accessed through PVC door with double glazed inserts and arched windowpane to door frame. Opening directly into:

#### DINING ROOM/PLAY ROOM

12' 6" x 5' 6" (3.81m x 1.68m)

Currently used as a play room with coving to ceiling and light grey woodgrain effect flooring. Low level alcove cupboard housing the gas meter, uPVC double glazed window to front with blind, radiator and open access to inner lobby with door to lounge and staircase to first floor.

#### LOUNGE

12' 7" x 11' 10" (3.86m x 3.63m)

Panelled alcoves with wall lights, coving to ceiling, ceiling light point, wall mounted TV bracket and feature log flame effect electric fire. Half glazed door connecting to kitchen and further door to under stairs store. UPVC double glazed window to rear looking to yard and beyond to Hoad Hill and Monument.

#### KITCHEN

11' 1" x 6' 2" (3.38m x 1.88m)

Fitted with a range of base, wall and drawer units with light patterned work surface incorporating one and a half bowl stainless steel sink and drainer and complementary tiling to splashbacks. Gas hob with stainless steel splash back, low level electric oven and recess and plumbing for washing machine with space for dryer and fridge. UPVC double glazed window, tiled floor, inset lights to ceiling and open access to lobby with radiator and cupboards. Door to shower room and half PVC double glazed door to yard.

#### SHOWER ROOM

6' 7" x 6' 0" (2.02m x 1.83m)

Three piece suite in white comprising of WC with concealed cistern, wash hand basin inset to vanity unit with mixer tap and storage cupboard under and quadrant shower cubicle with thermostatic shower. Extractor fan, inset lights to ceiling, tiling to floor and walls. Chrome ladder style towel radiator and uPVC double glazed pattern glass window.

#### FIRST FLOOR LANDING



#### BEDROOM

12' 9" x 11' 10" (3.90m x 3.63m)

Double room to rear with uPVC double glazed tilt and turn window offering a pleasant aspect over the garden, neighbouring gardens towards Hoad Hill and the Monument in the distance. Feature panelling to bed head wall with floating shelves and bedside lights, radiator and connecting door to ensuite.

#### ENSUITE

9' 8" x 6' 4" (2.95m x 1.94m)

Modern suite comprising of bath with glazed shower screen, mixer tap and shower over, pedestal wash hand basin with mixer tap and WC with push button flush. Modern panelling to walls around the side of the bath, laminate style tiled effect floor and double doors to cupboard concealing the Ferroli gas boiler for the heating and hot water systems. UPVC double glazed window, radiator and recess shelving to the end of the bath.

#### BEDROOM

12' 5" x 10' 4" (3.78m x 3.15m)

Further double room situated to the front with uPVC double glazed tilt and turn window, radiator, feature panelling to one wall and door to useful over stairs storage cupboard.

#### EXTERIOR

Enclosed yard with door to the rear service lane.

Across the service lane is a parking area with slate shingle surface and flagged path leading to a gated garden.

The garden area offers lawn, path to side, raised border area and steps to a raised patio seating area with pergola and garden shed offering outside seating and entertaining space.

