

Total area: approx. 128.2 sq. metres (1379.5 sq. feet)

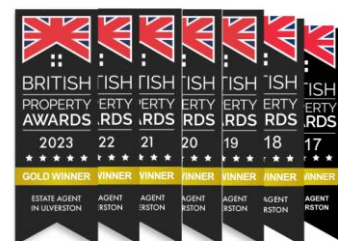
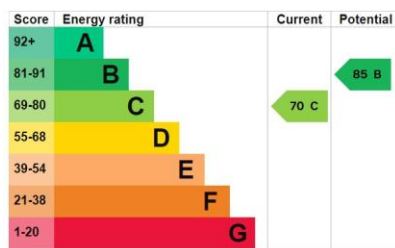
DIRECTIONS

Leaving our offices in the centre of Ulverston proceed on foot to the top of Market Street turning right onto Queen Street. Continue to the small round about where you will take the 1st exit onto Soutergate. The property can be found a short way on the right hand side.

The property can be found by using the following approximate "What Three Words" <https://what3words.com/drummers.moment.invent>

GENERAL INFORMATION

TENURE: Freehold.
 COUNCIL TAX: TBC
 LOCAL AUTHORITY: Westmorland & Furness Council.
 SERVICES: Mains drainage, gas, electric, water are all connected.
 PLEASE NOTE: The property to the left hand side have a right of way over the rear of 8 Soutergate. The shared garden to the rear is shared with the apartments and two other properties.



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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**8 Soutergate,
 Ulverston, LA12 7ER**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Calling all buyers who want a ready to move into property. This ample sized mid terraced property has been completed to an excellent standard and is now looking for someone to make it a home. Perfectly situated to be an easy walk into Ulverston town centre where you can enjoy the excellent array of shops, pubs and restaurants. Comprising of central stairs with ample natural light, lounge, kitchen/diner to ground floor, double bedroom/lounge depending on a buyers requirements on the first floor plus two more bedrooms and a family bathroom with storage to the second floor. With open views to the front down Soutergate and to the main street as well as gas central heating system, double glazing, rear store/kitchen and shared garden this one needs to be viewed to appreciate the work that has been put into it.



Entered through a PVC door with glazed inserts into:

LOUNGE

12' 8" x 11' 2" (3.86m x 3.4m)
Sliding sash double glazed windows to front, radiator ceiling light point. Storage cupboard to recess housing meters and stairs to kitchen. Stairs to first floor landing with storage under and half landing with ceiling light point.

KITCHEN/DINER

11' 3" x 11' 1" (3.43m x 3.38m)
Fitted with a modern range of soft close, base, wall and drawer units with worktop over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and hob with cooker hood over and splashback. Space and plumbing for washing and space for upright fridge freezer. Spotlights to ceiling, radiator and open to under stairs making space for a dining table. UPVC double glazed window to rear and PVC door with glazed inserts to rear.

FIRST FLOOR LANDING

Stairs to second floor, access to two bedrooms and ceiling light point.

BEDROOM/SECOND LOUNGE

11' 7" x 14' 10" (3.53m x 4.52m)
Suitable as either an excellent sized double room or lounge depending on a buyers requirements with radiator and central ceiling light. UPVC double glazed window to front with views down Soutergate and the market street beyond.

BEDROOM

9' 1" x 5' 3" (2.77m x 1.6m) into wardrobe
Further double room with bank of wardrobes offering shelving and hanging space and access to a further storage area which would make a great concealed office or craft room. Radiator, ceiling light point and uPVC double glazed window to the rear.

SECOND FLOOR LANDING

Velux roof window allowing ample natural light, ceiling light point and access to two bedrooms and bathroom.



BEDROOM

11' 7" x 14' 11" (3.53m x 4.55m)
Excellent sized double room uPVC double glazed window with deep sill looking down Soutergate towards the Main Street and over the rooftops of The Gill beyond. Radiator and central ceiling light.

BEDROOM

6' 5" x 8' 9" (1.96m x 2.67m)
Single room with ceiling light point, exposed beam and radiator. UPVC double glazed window to rear overlooking the shared garden.

BATHROOM

9' 5" x 5' 9" (2.87m x 1.75m)
Fitted with a modern three piece suite comprising of panelled bath with mixer shower over, low level dual flush WC and pedestal wash hand basin. Modern panelling to both walls and ceiling with ceiling light point. UPVC double glazed window to rear and radiator. Access to storage cupboard with ceiling light point.

EXTERIOR

To the rear is a small yard area which will be covered and an outside store/kitchen. This will be sold as seen and was the original kitchen for the bakery prior to being sold and turned into a residential home. A gate to the side offers access to the ginnel and steps to the left lead to a shared garden.

