

Floorplan to Follow



£165,000



DIRECTIONS

From the offices of JH homes continue up the Market Street and at the market cross turn left onto Queen Street. Continue along Queen Street until reaching the traffic lights. Go straight across onto Princess St, pass the secondary school on your left, proceed through the dip and as you leave take the second left onto Central Drive. Turn first left onto Rowan Avenue and then turn fourth left into Cherry Tree where the property can be found on the left hand side towards the end.

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

<https://what3words.com/unlimited.postcard.rewarding>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected

PLEASE NOTE: The property is subject to a Local Occupancy Clause of the Section 157 of The Housing Act 1985. Please contact the office for further details.

EPC Awaited



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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2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to purchase a traditional semi detached local occupancy property in a popular residential location close to local amenities including schools and the Co-op supermarket, as well as sports and recreation facilities. In need of general modernisation and offering superb potential to create an excellent family home. Comprises of entrance hall, lounge, dining room, kitchen, potential utility area, outhouse and three bedrooms, bathroom with separate WC to the first floor. With gardens to both front and rear, this property offers a great opportunity for a range of buyers from the first-time purchaser to family buyer. Offered for sale with early and vacant possession having no upper chain with early viewing both invited and recommended to appreciate the great potential on offer.



Accessed through half glazed wooden door opening to:

ENTRANCE HALL

Staircase to first floor and two internal doors to lounge and dining room.

LOUNGE

17' 8" x 10' 9" (5.40m x 3.28m)
UPVC double glazed windows to front and rear with aspect to the patio and garden, two radiators and central fireplace with living coal flame gas fire. Internal door to kitchen.

DINING ROOM

10' 8" x 10' 4" (3.26m x 3.15m)
Traditional tiled fireplace with open grate, radiator and uPVC double glazed window.

KITCHEN

9' 1" x 6' 10" (2.77m x 2.09m)
Fitted with a range of older style base, wall and drawer units with patterned work surfacing incorporating sink and drainer with mixer tap and tiled splashbacks. UPVC double glazed window with an aspect to the patio and garden above, electric hob, electric oven recess, plumbing for washing machine and recess suitable for microwave. Connecting door to utility room.

UTILITY ROOM

6' 11" x 5' 10" (2.11m x 1.80m)
UPVC double glazed window to side, high level shelf, electric light and power. Connecting door to covered lobby with further door to outhouse.

FIRST FLOOR LANDING

Radiator, uPVC double glazed window, double doors to boiler cupboard housing the gas boiler for the heating system.

BEDROOM

11' 5" x 10' 8" (3.50m x 3.27m) plus alcove
Good sized double room with traditional feature, fireplace, radiator and uPVC double glazed window which gives a lovely aspect beyond the rooftops of the neighbouring properties towards Hoad Hill and Monument in the distance.

BEDROOM

10' 9" x 8' 8" (3.28m x 2.66m) plus alcove
Further double room with uPVC double glazed window to front, again offering a pleasant aspect beyond the neighbouring properties. Radiator and access to loft.



BEDROOM

8' 6" x 7' 11" (2.61m x 2.42m)
Single room with uPVC double glazed window to rear over looking the garden and radiator.

BATHROOM

5' 10" x 4' 10" (1.78m x 1.49m)
Coloured two piece suite comprising of bath with mixer tap shower, shower rail and curtain and pedestal wash hand basin. UPVC double glazed pattern glass window, radiator and fully tiled.

WC

4' 11" x 2' 5" (1.51m x 0.76m)
WC and uPVC double glazed window.

EXTERIOR

To the front of the property is a pedestrian gate with short flight of steps to the path leading to the front door with garden areas to either side and hedging to front. Path to rear.
Pleasant rear garden area that has a lower flagged patio and access to the upper garden which is grassed with fencing and hedging.

