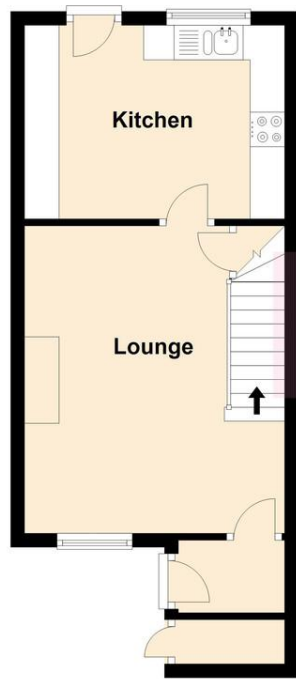
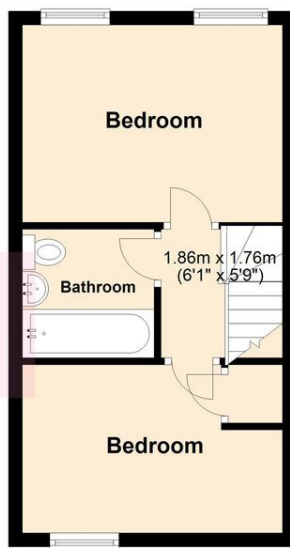


**Ground Floor**  
Approx. 30.5 sq. metres (328.7 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)

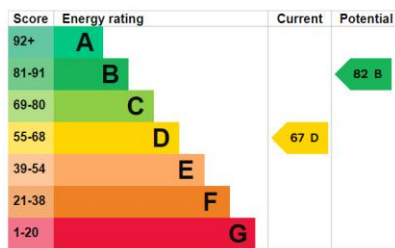
**DIRECTIONS**

From the Ulverston office by car proceed toward the Market Cross where the Farmers Pub is immediately in front of you. At the Market Cross continue straight across between the Farmers Arms and Oxfam up Daltongate. Continue up Daltongate and after narrowing of the road there is turning on the left into Fallowfield Avenue, follow the road towards the head of the cul-de-sac and the property is on the left hand side. There is a pedestrian path toward the head of the cul-de-sac which takes you onto Queen Street.

The property can be found by using the following What3Words <https://what3words.com/convey.mornings.started>

**GENERAL INFORMATION**

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



**£254,000**



1



2



1



PARKING

**12 Fallowfield Avenue,  
Ulverston, LA12 7XD**

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)

Excellent example of two bedroom home in a sought after location close to Ulverston town centre. Offering a perfect property to be able to move into straight away and not do any works, complete with fully enclosed rear garden and two parking spaces to the front. Suited to a range of purchasers including as rental purchase, parties looking to downsize or first time buyers looking to get on the property ladder. Comprising of lounge with electric woodburning style stove, kitchen/diner with breakfast bar and modern fitted units, two double bedrooms and modern family bathroom to the first floor. Complete with gas central heating system, double glazing as well as being within walking distance of Ulverston with direct access onto Queens Street from the property.



Entered through a PVC door with glazed inserts into:

**PORCH**

3' 5" x 5' 1" (1.04m x 1.55m)  
Space for coats, door into:

**LOUNGE**

14' 7" x 12' 4" (4.44m x 3.76m)  
UPVC double glazed window to front, two radiators, stairs to first floor and ceiling light point. Electric wood burning style stove set to hearth with wooden mantle and surround. Under stairs storage and door to kitchen.

**KITCHEN**

9' 2" x 12' 4" (2.79m x 3.76m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with swan neck mixer tap. Integrated oven and hob with stainless steel backsplash and cooker hood over. Space for freestanding upright fridge/freezer and plumbing and space for washing machine. Section of worktop creating a handy bar seating area. Moveable spots to ceiling, tiled splash backs and radiator. UPVC double glazed window to rear and PVC door with opaque glazed inserts to rear garden. Wall mounted combi boiler to cupboard and with shelving under.

**FIRST FLOOR LANDING**

Ceiling light point, loft access and access to bedrooms and bathroom.



**BEDROOM**

9' 4" x 12' 4" (2.84m x 3.76m)  
Good sized double room with two uPVC double glazed windows to rear, ceiling light point and radiator.

**BEDROOM**

9' 4" x 12' 4" (2.84m x 3.76m)  
Further double room with uPVC double glazed window to front, radiator and ceiling light point. Over stairs cupboard with shelving and hanging space.

**BATHROOM**

6' 2" x 5' 5" (1.88m x 1.65m)  
Fitted with a modern three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low level, dual flush WC. Tiled floor, tiling to walls to half way height and wet areas. Ceiling light point, extractor and radiator.

**EXTERIOR**

To the front of the property is a block paved driveway with space for two vehicles, paved pathway to the front door as well as an easy to maintain garden area with small fir trees. To the side of the front door is a storage cupboard perfect for small garden tools, recycling bins and houses the gas meter. To the rear is a low maintenance garden, fully enclosed with some beds for plants and stone chippings. Space for storage and seating.

