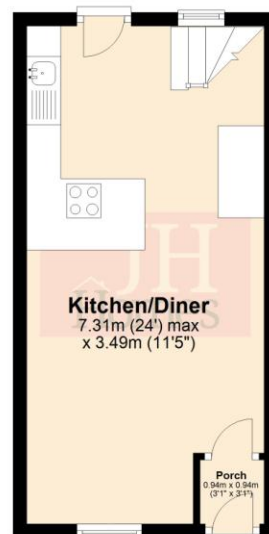
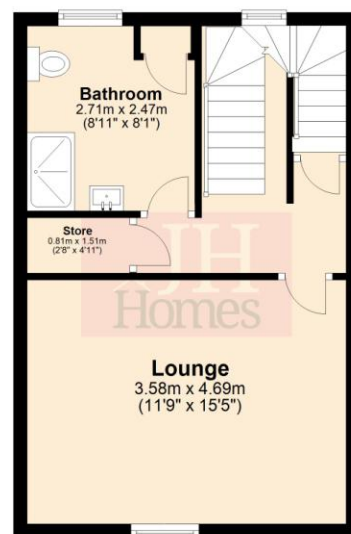


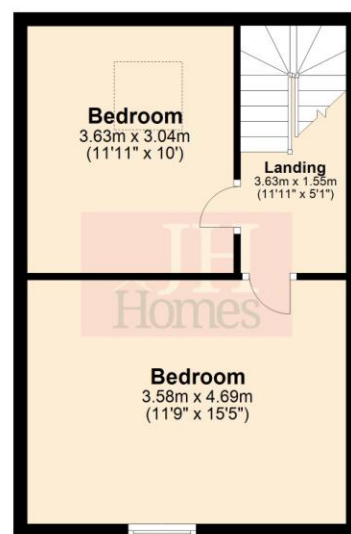
**Ground Floor**  
Approx. 25.5 sq. metres (274.7 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.1 sq. feet)



**Second Floor**  
Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

#### DIRECTIONS

Access from foot. Leaving JH Homes office proceed through the passage with Greggs to the right. Follow the lane round bearing right and on to the rear of Brocklebank's grocers and then into the Buxton Place car park. Proceed across the car park with the Rose and Crown rear entrance to your left. To the far exit crossing Fountain St, where the property is ahead of you.

The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/stoppage.riding.vanish>

#### GENERAL INFORMATION

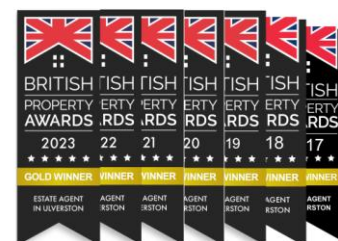
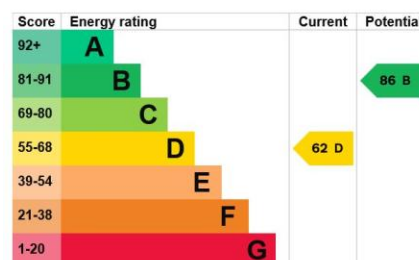
TENURE: Freehold

COUNCIL TAX: Previously a C but the property is being assessed following it being changed from commercial to residential.

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: We are advised the property is entitled to permit parking for one vehicle plus visitors.



#### 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.



£250,000



1



3



1



PERMIT PARKING

3 Fountain Street, Ulverston,  
Cumbria, LA12 7EQ

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)



Traditional Ulverston Town House, situated in the heart of this popular market town and offering superb recently fully modernised and refurbished accommodation suited to variety and range of buyers. Comprehensively modernised, improved and presented to superb standard, ready for first time occupation since refurbishment. Comprising of vestibule opening to a lounge area which is open to the kitchen making a stylish open plan ground floor, to the first floor is a versatile room whcih could either be a bedroom or reception room and shower room with two further bedrooms to the top floor. Gas central heating system, uPVC double glazed, attractive fittings throughout and with the further advantage of a pleasant, enclosed yard area to the rear. In all a superb opportunity in an excellent location offering contemporary accommodation perfect for a range of buyers.



Accessed via modern feature grey painted front door with four double glazed panes giving access to:

**ENTRANCE VESTIBULE**

Floor mat carpeting and half glazed door to lounge.

**LOUNGE**

14' 6" x 11' 5" (4.42m x 3.48m)  
Open plan with a adjacent kitchen making a stylish open plan modern theme. UPVC double glazed sash window to front, metre cupboard to the corner, radiator, integrated smoke alarm, power sockets including some with USB points and open access to kitchen.

**KITCHEN**

9' 4" x 11' 10" (2.85m x 3.61m) widest parts  
Fitted with an attractive modern range of stylish base, wall and drawer units with light woodgrain patterned work surface incorporating stainless steel sink and drainer with mixer tap and woodgrain effect tiled upstands. Small area of breakfast bar to the edge of the living space, complete with integrated wine racks, built in fridge and freezer, gas hob with cooker hood, low level electric oven, built in dishwasher and herringbone wood grain effect flooring. PVC door to yard and further window to the bottom of the staircase which leads to the first floor.

**FIRST FLOOR LANDING**

Door to secondary staircase leading to top floor, doors to shower room, store and bedroom/second reception room and door to storage cupboard. Integrated smoke alarm and uPVC double glazed pattern glass window.

**BEDROOM/SECOND RECEPTION ROOM**

15' 5" x 11' 7" (4.7m x 3.53m)  
UPVC double glazed sash window to front giving a pleasant aspect over neighbouring properties towards Buxton Place car park opposite. Cast, feature fireplace painted black with matching hearth, power sockets and radiator.

**SHOWER ROOM**

8' 11" x 7' 10" (2.73m x 2.41m)  
Modern suite comprising of shower cubicle with glazed shower screen, thermostatic shower with fixed rain head and flexi track spray, wash hand basin inset to vanity unit with mixer tap and storage cupboards under and WC with push button flush. Built in cupboard housing the Glow Worm boiler for the heating and hot water systems, window seat below the uPVC double glazed pattern glass window, black sanitary ware and matching ladder style towel radiator. Patterned panelling to walls, wood grain effect herringbone vinyl flooring, insight lights and extractor fan to ceiling.



**SECOND FLOOR LANDING**

Power socket, integrated smoke alarm and ceiling light point. Doors to the two further bedrooms.

**BEDROOM**

14' 11" x 11' 7" (4.56m x 3.55m)  
Double room with character feature exposed beams and timbers and reduced head height to the side of the room. Low level uPVC double glazed feature window, radiator, two ceiling light points and ample power sockets.

**BEDROOM**

11' 11" x 8' 11" (3.65m x 2.73m)  
Double room with exposed feature beams and double glazed Velux roof light that gives a view beyond neighbouring properties towards Hoad Hill and Monument. Fixed light to ceiling, radiator and ample power sockets.

**EXTERIOR**

Shared ginnel access to side with gated access to an enclosed rear yard which is partially covered for storage and has an outside power socket.

