

Total area: approx. 163.5 sq. metres (1759.6 sq. feet)

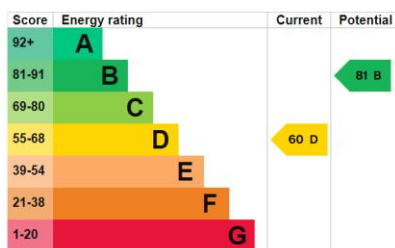
DIRECTIONS

From the office proceed down to the bottom of Market Street take the first turning onto Brewery Street turn left into Hart St, Continue down Hart Street and turn second right into Ainsworth Street which then becomes Troughton Terrace where the property can be found on the right.

The property can be found by using the following "What Three Words" What3Words
<https://what3words.com/surfer.nutrients.shuttered>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & District Furness 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.



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48 Troughton Terrace, Ulverston,
Cumbria, LA12 7LE

For more information call **01229 445004**

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

Traditional Ulverston townhouse set in a convenient location offering good access to the town centre and amenities. Well presented and offering perfect family accommodation being spacious throughout and comprising of vestibule, hall, open plan lounge/diner, modern fitted kitchen, cellar with pool table as well as four double bedrooms, one with an ensuite and modern family bathroom. Front forecourt, pleasant rear yard/garden area with sunny elevations, gas central heating system and double-glazing. Early viewing is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC door with pattern glass panes opening into:

ENTRANCE VESTIBULE

Original tiled floor open into:

HALL

White painted cornice, feature archway and stairs to first floor. Traditional style radiator, fitted coat hooks to wall and original tiled flooring.

LOUNGE

13' 2" x 12' 4" (4.01m x 3.76m)
Central, feature fireplace with grey painted fire surround, marble style inset and hearth. Alcove to side with shelving, traditional coving to ceiling and radiator. UPVC double glazed bay window with fitted blinds to front and open to adjacent dining room.

DINING ROOM

14' 0" x 12' 4" (4.27m x 3.76m)
Quarry tiled flooring with border, two feature alcoves with cupboards to lower section, uPVC double glazed window to rear and traditional style radiator. Door to kitchen and open archway to lounge.

KITCHEN

11' 7" x 8' 9" (3.53m x 2.67m)
Fitted with an attractive range of modern base, wall and drawer units with rose gold style handles, marble effect work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Built in double oven and grill, gas hob with cooker hood over and space for freestanding fridge/freezer. Integrated Neff dishwasher, uPVC double glazed window and PVC door to rear yard/garden. Feature alcove with shelving, radiator and tiled floor. Door to cellar.

CELLAR

13' 2" x 15' 10" (4.01m x 4.83m)
Radiator, electric light, power and housing the electric and gas meters and housing a full sized pool table.

FIRST FLOOR LANDING

Split at the three quarter landing with double glazed roof light, two steps to the bathroom and three steps to the main landing with access to all further room plus stairs to second floor.

BATHROOM

11' 7" x 8' 9" (3.53m x 2.67m)
Fitted with a three piece suite in white comprising of WC, lovely traditional style wash hand basin with mixer tap set to washstand with cupboards under and bath with mixer tap and hair rinser attachment. Three uPVC windows with pattern glass panes, tiling to walls and floor and tall column radiator. Built in cupboards to one wall, one with space and plumbing for a washing machine and shelf above for dryer. Central shelved storage cupboard and boiler cupboard housing the BAXI boiler for the heating and hot water systems.

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BEDROOM

13' 2" x 15' 10" (4.01m x 4.83m)
Double room of spacious proportions with uPVC double glazed, tilt and turn window to front with fitted blind. Coving to ceiling, radiator and ceiling light point.

BEDROOM

14' 0" x 9' 3" (4.27m x 2.82m)
Further double room with radiator, power and light. UPVC, tilt and turn, double glazed window to rear offering an outlook over the rooftops of the town.

SECOND FLOOR LANDING

Three quarter landing with uPVC double glazed window with fitted blind again offering a pleasant aspect towards the town. Main landing area with access to two further bedrooms, door to storage cupboard and access to loft.

BEDROOM

13' 2" x 15' 10" (4.01m x 4.83m) widest points
Double room with uPVC double glazed, tilt and turn window to front. Radiator, ceiling light point and en-suite shower room to the corner.

ENSUITE

Quadrant shower cubicle with thermostatic shower, fixed rain head and flexi track spray, pedestal wash hand basin with mirror above and wall lights to either side and WC. Extractor fan, towel radiator and tiling to two walls and floor.

BEDROOM

14' 0" x 9' 3" (4.27m x 2.82m)
Final double room with radiator, ceiling light point and uPVC double glazed window, tilt and turn opening pane to rear giving a lovely aspect over the rooftops of town.

EXTERIOR

Forecourt to the front. To the rear is lovely, flagged rear yard/garden area with raised borders stocked with shrubs and bushes.

