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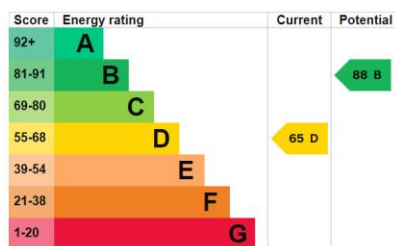
**DIRECTIONS**

From the offices of JH Homes, proceed down the cobbled market street, at the roundabout taking the first exit onto Brewery Street and onto Fountain Street. After the second pedestrian crossing turn right onto Church Walk, second left onto Sea View, right onto Beech Bank and left onto Green Bank. The property can be found on the left hand side behind number 5.

The property can be found by using the following "What Three Words" <https://what3words.com/bits.replayed.typified>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: A  
 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.



**£140,000**



1



2



1

**5A Green Bank,  
 Ulverston, Cumbria, LA12 7HA**

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)

Situated in a highly sought after residential location with easy access to Ulverston Town Centre and all amenities. This two bedroom property offers gas central heating system, double glazing, open plan living space to comprise of lounge, dining area and fitted kitchen with the bedrooms and modern bathroom to the first floor. Suitable in particular to a single person or couple and perfect for a lock up and leave second home/holiday let.



Approached by a pedestrian path with a right of access over to approach number 5a to the rear. UPVC door into:

**OPEN PLAN LOUNGE/DINER**

16' 6" x 20' 3" (5.03m x 6.17m) widest point Comfortable 'L' shaped lounge/diner with wood effect laminate flooring, uPVC double glazed window and door to side. Radiators, TV, power points and over head lighting. Arched access into kitchen and stairs to first floor from the dining area.

**KITCHEN**

10' 11" x 6' 5" (3.33m x 1.96m) Fitted with a range of base, wall and drawer units with work surface over incorporating one and a half bowl sink and wooden doors. Integrated oven and four ring electric hob, plumbing for washing machine, space for upright fridge/freezer, tiled splash back, overhead light and power points. UPVC double glazed window to side.

**FIRST FLOOR LANDING**

Space to house a desk if required, access to both bedrooms and bathroom. UPVC double glazed window to rear.



**BEDROOM**

7' 6" x 16' 6" (2.29m x 5.03m) UPVC double glazed window, built in cupboard housing the Main boiler with further cupboards to the other side offering shelving. Radiator, overhead light and power points.

**BEDROOM**

7' 8" x 16' 6" (2.34m x 5.03m) UPVC double glazed window with outlook to rear, ceiling light point, power point and radiator.

**BATHROOM**

8' 10" x 4' 4" (2.69m x 1.32m) Modern, white three piece suite comprising of bath with shower over and sliding screen, WC and square wash hand basin with cupboard under. Glass block wall allowing natural light, tiled walls and uPVC double glazed window with deep sill.

**EXTERIOR**

From the rear service lane a set of steps with galvanized handrails lead down to the door accessing the property. The rear service lane has been utilised by the owners for many years for sitting out, although it is to be noted this area isn't registered as belonging to the property. From the front of the property there is gated access to the side of 5 Green Bank leading to 5a.

