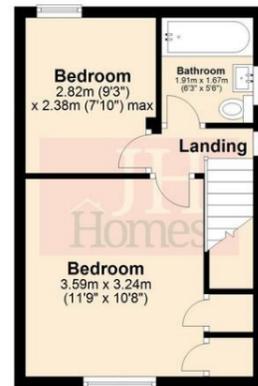


Ground Floor
Approx. 41.4 sq. metres (445.5 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 68.4 sq. metres (736.1 sq. feet)

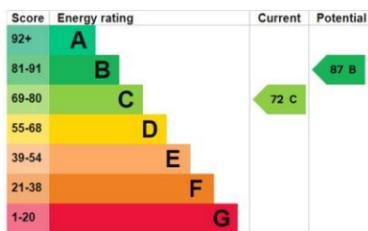
DIRECTIONS

On entering Ulverston on the A590, after passing the Shell garage on your right take your next left onto North Lonsdale Terrace. Continue along, passing the Premier Inn on your left, underneath the railway and just after Travis Perkins take your right turn onto Steel Street. The property can be found round the corner on the left identified by our "For Sale" board.

The property can be found by using the approximate "WhatThreeWords" <https://what3words.com/What3Words///skips.samples.dusters>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: All mains services including gas, electric, water and drainage.



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.



£190,000



2



2



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PARKING

**61 Steel Street,
Ulverston, LA12 9DY**
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Modern semi detached home that is very well presented and appointed by the current owners complete with good sized extension to the rear. This lovely home is most comfortable and perfect for a range of buyers including the first-time purchaser. Comprising of porch, lounge, kitchen, family room as well as two double bedrooms and bathroom to the first floor. Complete with gas central heating system, double glazing, driveway to side and enclosed rear courtyard style garden that is flagged for ease. Convenient location situated just off North Lonsdale Rd, with easy access back to Ulverston town and amenities. In all a lovely property that will not disappoint, and early viewing is both invited and recommended.



Accessed through a modern PVC door with central leaded pattern glass pane opening to:

PORCH

Tiled floor, half panelling to wall, high level electric meter box and ceiling light. Door into lounge.

LOUNGE

12' 11" x 13' 7" (3.94m x 4.14m) widest points
Coving to ceiling, central dado rail, space for wall mounted TV with display shelf above, radiator, electric light and power. Connecting doors to kitchen, useful under stairs store, uPVC double glazed window to front offering a lovely aspect over the field opposite with fitted wooden blind and further uPVC double glazed window to side. Stairs to first floor.

KITCHEN

8' 2" x 13' 7" (2.49m x 4.14m)
Modern kitchen fitted with a range of base, wall and drawer units with work surface over incorporating one and a half bowl stainless steel sink and drainer and tiled splash backs. Recess and point for gas cooker with fitted cooker hood over, plumbing for washing machine, recess and point for dryer and space for free standing fridge/freezer. Wood grain laminate flooring, open doorway and former window to family room.

FAMILY ROOM

11' 10" x 11' 8" (3.63m x 3.57m)
Two Velux double glazed roof lights, two uPVC double glazed windows and fully glazed door to the rear patio garden area. Radiator, electric light and power including inset LED lights to ceiling.

FIRST FLOOR LANDING

UPVC double glazed window to side, access to two bedrooms and bathroom. Loft access.



BEDROOM

12' 2" x 10' 1" (3.71m x 3.09m)
Double room with uPVC double glazed window to front with fitted wooden blind and views over open farmland to the front. Built in wardrobe over the stairs, cupboard adjacent with shelving, ceiling light point and radiator.

BEDROOM

9' 3" x 7' 10" (2.82m x 2.39m)
Single room with radiator, power and light. UPVC double glazed window with fitted wooden blind to rear with glimpses to the countryside in the distance between neighbouring properties.

BATHROOM

6' 3" x 5' 6" (1.92m x 1.68m)
Modern three piece suite in white comprising of bath with shower over and screen, wash hand basin with mixer tap set to washstand with storage cupboard under and WC with push button flush. Neutral tiling to splashbacks, chrome ladder style towel radiator, wood grain effect laminate flooring and fitted mirror to wall. UPVC double glazed pattern glass window with fitted wooden blind.

EXTERIOR

Front forecourt area and driveway to side with fence and gate to rear patio garden area which is flagged offering a pleasant seating space and playing area.

