



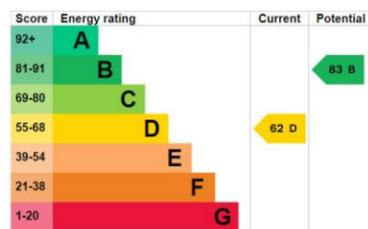
Produced by Poole Townsend Estates Ltd.  
Plan produced using PlanUp.

**DIRECTIONS**

From the office of JH Homes, turn left down Market Street. At the roundabout take the third turning onto the Ellers with the Ford garage on your left. Take the first turn on the right onto Chapel Street at the junction turn left onto Neville St and the property is on the right.  
The property can be found by using the following approximate "What Three Words"  
<https://what3words.com/misfits.overgrown.distanced>

**GENERAL INFORMATION**

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



JH Homes

£210,000



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38 Neville Street,  
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For more information call **01229 445004**

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Attractive traditional mid terraced house situated in a convenient and central location close to Ulverston town centre and amenities. Front forecourt, excellent rear yard with decked seating area and comprises of vestibule, hall, lounge, dining room, kitchen, sun porch, four piece bathroom suite and two bedrooms. Completing the property is a utility room and shed/workshop to the rear. The property has a gas central heating system and double glazing. Offering a most comfortable home of character in an excellent position and would be suited to a wide range of buyers. A great property not to be missed with early viewing invited and recommended.



Accessed through a traditional solid wood front door with glazed insert opening into:

#### VESTIBULE

Traditional pine striped door with pattern glass upper pane and further window giving access to hall.

#### ENTRANCE HALL

Coving to ceiling, inset lights, staircase to first floor and stripped wood pine doors giving access to lounge and dining room.

#### LOUNGE

11'0" x 11'9" (3.35m x 3.58m)

Alcove shelving to either side of the chimney breast with decorative recess. Radiator, uPVC double glazed window to front and coving to the ceiling.

#### DINING ROOM

11'2" x 12'7" (3.41m x 3.85m)

Coving to ceiling, traditional alcove cupboard with double doors, shelving and drawers to the lower section. Former fireplace recess making an attractive illuminated display area, uPVC double glazed window looking to sun porch and further traditional stripped pine door giving access to an under stairs cupboard with light. Radiator, electric light, power and light wood grain laminate flooring.

#### KITCHEN

7'5" x 12'11" (2.28m x 3.96m)

Fitted with range of light wood grain effect base, wall and drawer units with grey patterned work surface incorporating stainless steel sink and drainer and cream shaded tiling to splash backs. Integrated gas hob with stainless steel chimney style cooker hood over, low level oven and space for fridge freezer. UPVC double glazed window with tiled sill, tiled floor, radiator and PVC door with double glazed inserts to sun porch.

#### SUN PORCH

5'2" x 5'3" (1.58m x 1.61m)

Double glazed glass roof, PVC door with double glazed inserts and window to rear yard. Tiled floor and ceiling light point.

#### FIRST FLOOR LANDING

Three quarter landing with traditional pine door to bathroom and staircase to main landing. The main landing has a radiator, light, power and access to loft with drop down ladder.

#### BEDROOM

14'6" x 11'11" (4.42m x 3.63m)

Double room to the front with uPVC double glazed window with fitted blind, radiator, traditional, feature cast fireplace, coving to ceiling and fitted hanging rail to one wall with shelf above.



#### BEDROOM

9'0" x 12'9" (2.76m x 3.90m)

Further double room to the rear with traditional, feature cast fireplace, coving to ceiling and radiator. UPVC double glazed window to rear looking down towards the yard area.

#### BATHROOM

7'7" x 12'9" (2.32m x 3.91m)

Fitted with a modern four piece suite in white, comprising of wood panelled bath with tiled splashback, WC with push button flush, pedestal wash hand basin with mirror fronted pine bathroom cabinet above and quadrant shower cubicle with thermostatic shower. Half panelling to walls, coving to the ceiling with inset lighting, radiator and tile vinyl effect flooring.

#### EXTERIOR

The property has the advantage of a pleasant front forecourt with path leading to the front door.

To the rear is a sizeable yard, flagged rear area with border to side offering a pleasant outdoor seating area with decked seating space and stepped access leading to door to rear service lane.

From the yard is access to utility room and outside storage shed.

#### UTILITY ROOM

8'1" x 6'9" (2.47m x 2.07m)

Accessed from the yard by way of a PVC door with double glazed inserts, single glazed window to side and glazed panel to roof. Stainless steel sink unit with work surface, storage cupboard under and radiator. Further area of work surface with recess under for washing machine and wall mounted boiler for the central heating and hot water systems.

#### SHED/WORKSHOP

8'0" x 5'0" (2.45m x 1.53m)

Single glazed window, electric light, power and an area of work surface.

