



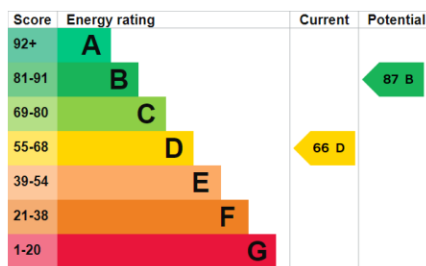
Total area: approx. 71.1 sq. metres (765.1 sq. feet)

**DIRECTIONS**

From the office of JH Homes on foot, walk up New Market Street up to the Coronation Hall and then cross the A590 at the pedestrian crossing onto Victoria Street. Turn left down Lightburn Road then right into Brogden Street. Turn left down into Oxford Street and the property can be found on the right. The property can be found by using the following "What Three Words" <https://what3words.com/glows.serve.serves>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: B  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains gas, water, drainage and electricity 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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28 Oxford Street,  
Ulverston, LA12 0AZ

For more information call **01229 445004**

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Traditional mid terraced home situated in this popular and convenient location close to the town centre and amenities. This excellent property offers comfortable accommodation perfect for the first time buyer, couple or single occupier. Comprising of entrance hall, lounge, dining room, kitchen plus two bedrooms and bathroom to the first floor. Pleasant yard to rear with outhouse/utility and complete with double glazing, gas fired central heating system and further advantage of a useful cellar room. Offered with vacant possession having no upper chain and ready for immediate viewing and occupation. A great property in the heart of this popular market town and early viewing is recommended.



Accessed through a traditional wooden door with glazed and leaded upper panes opening into:

**HALL**

Stripped wood flooring, radiator, spotlight track to ceiling and fitted coat hooks to wall. Traditional stripped pine internal doors to lounge and dining room. Stairs lead to first floor.

**LOUNGE**

10' 8" x 9' 8" (3.25m x 2.95m)  
Strip wood flooring, central feature fireplace with wooden mantel, stone fire surround and flagged hearth for decorative purposes. Radiator, ceiling light point and uPVC double glazed window to front.

**DINING ROOM**

11' 8" x 13' 2" (3.56m x 4.01m)  
Radiator, spotlight track to ceiling and uPVC double glazed window to rear offering a pleasant aspect to the rear yard. Electric meter cupboard, traditional pine doors to hall and under stairs store with access to cellar. Half glazed door to kitchen.

**CELLAR**

Stairs lead down from the dining room with ceiling light point.

**KITCHEN**

8' 3" x 6' 10" (2.51m x 2.08m)  
Fitted with a range of base, wall and drawer units with light patterned work surface incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Gas hob with cooker hood over, low-level oven and recess for fridge and freezer. PVC door with double glazed insert, window opening to yard, radiator, wood grain effect vinyl flooring and spotlight cluster to ceiling.

**FIRST FLOOR LANDING**

Ceiling light point, smoke alarm and doors to all bedrooms and bathroom.

**BEDROOM**

10' 8" x 13' 2" (3.25m x 4.01m)  
Good size double room situated to the front with radiator and uPVC double glazed window.

**BEDROOM**

11' 8" x 6' 3" (3.56m x 1.91m)  
Single room, to the rear of the property with uPVC double glazed tilt and turn window and radiator. Cupboard with traditional pine door with latch handle housing the loft access.



**BATHROOM**

8' 9" x 6' 7" (2.67m x 2.01m) widest point  
Fitted with a three piece modern suite in white comprising of twin ended bath with mixer tap, over bath the rmostatic shower and fitted shower rail, WC and pedestal wash hand basin with mixer tap and tiled splash back to sink. Modern marble effect panelling around the shower area, extractor fan to ceiling and inset LED lights. UPVC double glazed window with pattern glass pane to rear, vinyl style flooring and radiator.

**EXTERIOR**

Pavement fronted with an excellent yard to the rear. The yard is enclosed with border area running to one side and offers a pleasant outdoor flagged seating space. Gate to rear service lane, and glazed multi pane door to utility room/store.

**UTILITY ROOM/STORE**

5' 7" x 6' 10" (1.7m x 2.08m)  
Plumbing for washing machine, housing Vaillant gas combi boiler for the central heating and hot water systems and single glazed window.

