

Total area: approx. 113.5 sq. metres (1221.5 sq. feet)

DIRECTIONS

Proceeding on foot from the office of JH Homes walk across Buxton place car park until reaching Fountain Street at the crossing cross to the other side of the road walking against the traffic. Taking the turning on the left onto Hart Street and turning left into Tarn Side, where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/nightlife.trailer.stuffing>

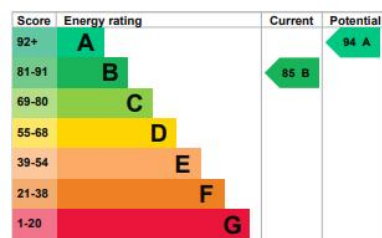
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & 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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GARAGE & PARKING

4 Tarnfield Place, Tarn Side,
Ulverston, LA12 7FW

For more information call **01229 445004**

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

Realistically priced modern three double bedroom, three-storey family home, situated conveniently close to Ulverston Town Centre. Stunning views towards Hoad Monument from the first and second floors, super property with spacious courtyard area to the rear and off road parking for two vehicles to the front. Immaculately maintained by the current owners from new, this property is highly recommended for early internal inspection. Complete with gas central heating system, uPVC double glazing, two bathrooms and loft room.



ENTRANCE VESTIBULE

Shoe storage and door into:

LOUNGE

14' 3" x 10' 10" (4.36m x 3.31m)
UPVC double glazed window to front, log burner effect fire with beechwood surround, ceiling light point and radiator.
Door into:

INNER HALL

Staircase to first floor, door to utility/WC, ceiling light point and door to:

KITCHEN/DINER

14' 3" x 10' 8" (4.36m x 3.26m)
Kitchen Area
Fitted with a range of base, wall and drawer units with wood style worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric over with gas hob and cooker hood over. Space for fridge and freezer, wall mounted combination boiler, radiator and spot lights to ceiling. UPVC double glazed window and Breakfast bar area splitting the room.

Dining Room

Space for dining table and chairs, patio doors to rear and ceiling light point.

UTILITY/WC

UPVC double glazed window to side, wash hand basin, plumbing for washing machine and plumbing for WC. Ceiling light point and radiator.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom and stairs to third floor.

BEDROOM

14' 3" x 11' 1" (4.36m x 3.38m)
Double room with two uPVC double glazed, tilt and turn windows to front, ceiling light point and radiator.

BEDROOM

14' 3" x 10' 8" (4.36m x 3.26m)
Further double room with two uPVC double glazed, tilt and turn windows to rear with a super view towards The Hoad. Ceiling light point and radiator.



BATHROOM

Modern three piece suite comprising of roll top, free standing bath with mixer tap and telephone hand help shower attachment, vanity unit housing circular glass sink with mixer tap and low level, dual flush WC. Opaque uPVC double glazed window to side, ceiling light point and radiator.

SECOND FLOOR LANDING

Access to a further bedroom, loft room and shower room.

BEDROOM

14' 3" x 10' 9" (4.36m x 3.30m)
UPVC double glazed window to rear with an impressive view of Hoad Monument. Ceiling light point and radiator.

LOFT ROOM

9' 7" x 14' 4" (2.92m x 4.37m)

SHOWER ROOM

Three piece suite comprising of shower cubicle with electric shower, pedestal wash hand basin with mixer tap and low level, dual flush WC. Opaque uPVC double glazed window to side, ceiling light point and radiator.

EXTERIOR

To the front of the property is double driveway giving access to the front entrance door. The side aspect offers access to the rear courtyard with the rear courtyard offering a pleasant seating area with superb views.

