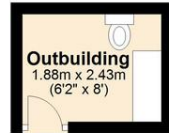
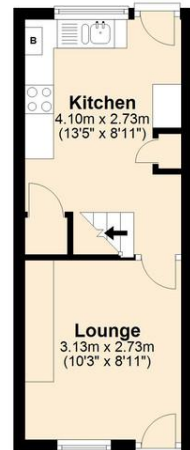


Ground Floor
Approx. 4.6 sq. metres (49.2 sq. feet)



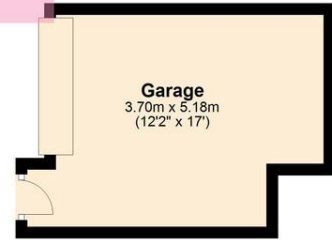
Ground Floor
Approx. 20.0 sq. metres (215.4 sq. feet)



First Floor
Approx. 20.0 sq. metres (215.7 sq. feet)



Ground Floor
Approx. 16.7 sq. metres (179.9 sq. feet)



Total area: approx. 61.3 sq. metres (660.2 sq. feet)

DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turning on the left heading out of Ulverston towards the lakes and after the traffic lights and pedestrian crossing turn left onto Swan Street. Take an immediate left into Newton Street and the property is on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/forgot.ideas.gratitude>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.



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

£140,000



1



2



1



GARAGE

32 Newton Street,
Ulverston, LA12 7JG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to acquire a stone fronted traditional end terrace house which has undertaken a complete revamp by the current owners. Early inspection is strongly advised to appreciate the quality of fixtures and fittings and overall décor, which include brand new kitchen and shower room. Added to this is an outbuilding/utility room, garage and small low maintenance garden/courtyard. Offered for sale with early and vacant possession having no upper chain and suited to a range of buyers including the first-time purchaser or rental investor. Comprising of lounge, kitchen with integral appliances and two bedrooms plus shower room to the first floor. Shared enclosed yard to rear with gate to Troughton Terrace, gas fired central heating system, uPVC double glazing and retaining some original features with light neutral décor. Early inspection is invited and recommended to appreciate this lovely home which is situated in a convenient location offering comfortable walking access to the ever popular market town of Ulverston.



Door with glazed inserts into:

LOUNGE

10' 3" x 8' 11" (3.13m x 2.73m)
UPVC double glazed window to front, wood burning stove set to tiled hearth, wood laminate flooring and radiator. Door to:

KITCHEN

13' 5" x 8' 11" (4.09m x 2.72m)
Recently fitted with a good range of high gloss base, wall and drawer units with chrome effect handles complimented with wooden work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap. Integrated low level electric oven, electric hob with cooker hood over, wall mounted combination boiler for the hot water and heating system. Wood laminate flooring, spot lights to ceiling, radiator, understairs storage cupboard and door to rear yard. Staircase to:

FIRST FLOOR LANDING

Access to both bedrooms and shower room.

BEDROOM

10' 4" x 8' 11" (3.15m x 2.73m)
Double room with uPVC double glazed window to front, ceiling light point and radiator.

BEDROOM

8' 11" x 6' 3" (2.73m x 1.91m)
UPVC double glazed window to rear, radiator and ceiling light point.



SHOWER ROOM

Fitted with a modern three piece suite comprising of good sized shower cubicle with modern panelling to walls and glass screen door, low level, dual flush WC and pedestal wash hand basin. Ladder style heated towel radiator, ceiling light point and extractor.

EXTERIOR

To the rear accessed from the kitchen is a pleasant, shared yard with outbuilding and door to Troughton Terrace. With access to garage and rear garden/courtyard.

OUTBUILDING/UTILITY/WC

Area of work surface with space and plumbing for washing machine below, WC and window.

GARAGE

12' 2" x 17' 0" (3.71m x 5.18m)
Up and over door, pedestrian door, light and power.

