



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/doctor.pushover.siesta>

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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 PARKING

6 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@jhomes.net

Modern and recently refurbished, three double bedroom, three-storey family home, situated conveniently close to Ulverston Town Centre. With extensive off road parking to the front and paved courtyard area to the rear this is a perfect property in an excellent location. Comprising of porch, lounge, downstairs WC, kitchen/diner, three bedrooms laid out over two floors, bathroom and shower room plus an attic room to the third floor. Benefitting from gas central heating system, uPVC double glazing and stunning views towards Hoad Monument from the first and second floors.



Entered through a PVC door with glazed inserts into:

ENTRANCE VESTIBULE

Shoe storage and door into:

LOUNGE

14' 3" x 10' 10" (4.36m x 3.31m) UPVC double glazed window to front, ceiling light point and radiator. Door to:

INNER HALL

Stairs to first floor, door to WC and door to kitchen.

WC

Two piece suite comprising of low level, dual flush WC and corner sink with splash back. Radiator, opaque uPVC double glazed window to side, extractor and central ceiling light.

KITCHEN/DINER

14' 3" x 10' 8" (4.36m x 3.26m)

Kitchen Area

Good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven, gas hob and cooker hood over. Space for undercounter fridge/freezer and space for washing machine. Wall mounted combination boiler, spot lights to ceiling and uPVC double glazed window to rear. Open to:

Dining Area

Ceiling light point, radiator and sliding patio doors to rear.

FIRST FLOOR LANDING

Access to two bedrooms and bathroom.

BEDROOM

14' 3" x 11' 1" (4.36m x 3.38m)

Double room with two uPVC double glazed windows to front, radiator and ceiling light point.

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14' 3" x 10' 8" (4.36m x 3.26m)

Further double room with two uPVC double glazed windows to rear aspect offering a super view towards Hoad Monument, radiator and ceiling light point.

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BATHROOM

Fitted with a modern three piece suite comprising of panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low level, dual flush WC. Splashbacks, extractor, radiator, ceiling light point and opaque uPVC double glazed window to side.

SECOND FLOOR LANDING

Access to bedroom, attic room and shower room.

BEDROOM

14' 3" x 10' 9" (4.36m x 3.30m)

Double room with uPVC double glazed window to the rear with views of Hoad Monument, radiator and ceiling light point.

LOFT ROOM

14' 3" x 9' 7" (4.36m x 2.93m)

SHOWER ROOM

Modern three piece suite comprising of corner shower with mixer shower, low level, dual flush WC and pedestal wash hand basin with mixer tap. Spash backs and cladding to wet area's, opaque uPVC double glazed window to side, extractor, radiator and ceiling light point.

EXTERIOR

To the front of the property is extensive off road parking extending to the side. To the side is a planted border with established shrubs and access to the rear courtyard which offers a pleasant seating area with superb views.

