

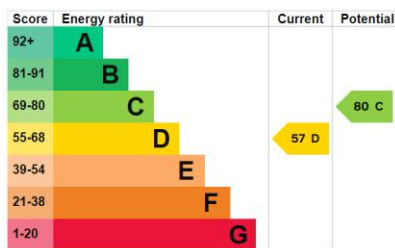
DIRECTIONS

From our office proceed down Market Street and at the roundabout take the second exit continuing out of Ulverston along A590 after a short distance at the traffic lights turn right into Quebec Street. Proceed down Quebec Street and turn first left into Devonshire Road and the property is located on the left next to the shop.

The property can be found by using the following "What Three Words" <https://what3words.com/latitudes.verb.icicles>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains gas, electric, water and 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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41 Devonshire Road,
 Ulverston, LA12 9AL

For more information call **01229 445004**

2 New Market Street
 Ulverston
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www.jhhomes.net or contact@jhhomes.net

Traditional Victorian three storey property situated in a convenient location offering easy access to the town centre and amenities. Spacious family home which has been modernised and improved throughout including new kitchen, wiring and replacement windows. Offering a spacious comfortable family home comprising of hall, lounge, dining room, kitchen, utility, cellar to ground floor with two bedrooms and two shower rooms to the second floor before a further two bedrooms on the third floor. Pleasant front forecourt, enclosed yard to rear, uPVC double glazing and gas fired central heating system. This is an excellent home that will be fully appreciated upon internal inspection. The accommodation is considered suitable to a range of buyers including the family purchaser and early viewing is invited to appreciate this comfortable and stylish property.



Accessed through a modern composite door with double glazed inserts and further double glazed pane to door frame, opening directly to:

ENTRANCE HALL

Coving to ceiling, radiator and stairs to first floor. Internal doors lounge, dining room and kitchen.

LOUNGE

12' 2" x 12' 5" (3.72m x 3.81m)

Decorative coving, ceiling light rose and point. Central, feature fireplace with white painted surround, conglomerate style inset, hearth and feature fire. UPVC double glazed window to front and radiator.

DINING ROOM

9' 4" x 11' 7" (2.86m x 3.55m)

Traditional alcove cupboard, ceiling light point, radiator and uPVC double glazed window looking to yard.

KITCHEN

15' 0" x 9' 6" (4.59m x 2.90m)

Attractive and modern range of base, wall and drawer units with complimentary wood grain effect work surfacing incorporating traditional style ceramic sink with drainer and mixer tap and matching up stands. Integrated electric hob with cooker hood over, electric oven and grill and built in fridge freezer. Modern wood grain laminate style flooring, modern radiator, spotlight track to ceiling and two uPVC double glazed windows. Access to cellar and open access to utility room.

UTILITY

9' 8" x 6' 5" (2.95m x 1.96m)

Continuation of the units and work surface from the kitchen with recess under suitable for washing machine, dishwasher/freezer etc. Stainless steel sink unit with mixer tap, uPVC double glazed window offering an outlook towards Hoard Hill and Monument in the distance and PVC door with double glazed inserts to yard. Access to loft, modern central heating radiator, ceiling light point and wood grain laminate style flooring.

CELLAR

Electric light, power and housing the gas and electric meters and former coal store area which is no longer in use.

HALF LANDING

Access to both shower rooms and steps to main landing.

SHOWER ROOM

9' 7" x 9' 10" (2.92m x 3m) widest points

Modern three piece suite comprising of glazed shower cubical with fixed rain head shower and flexi track spray with tiling to the surrounds, modern vanity unit housing sink with mixer tap and concealed cistern WC with push button flush. Cupboards and drawers to the vanity unit in a modern wood grain finish. Tiled splash back, radiator, uPVC double glazed pattern glass window, cupboard gives access to airing cupboard housing radiator and shelving.

SHOWER ROOM

5' 6" x 6' 3" (1.70m x 1.93m)

Three piece suite in white comprising of glazed shower cubicle with electric shower and tiled surround, WC with push button flush and wash hand basin with mixer tap. Slate shaded tile floor, white ladder style towel radiator and uPVC double glazed pattern glass window.



FIRST FLOOR LANDING

Radiator, staircase to second floor and access to two bedrooms.

BEDROOM

15' 11" x 12' 9" (4.86m x 3.90m)

Double room with coving to ceiling and ceiling light point. Central, feature fireplace with white marble fire surround and black painted cast inset, radiator, two uPVC double glazed windows and power sockets.

BEDROOM

9' 6" x 11' 8" (2.90m x 3.56m)

Further double room with attractive traditional, feature fireplace with black slate style surround and cast inset. Alcove cupboard with double doors, hanging rail and shelf. UPVC double glazed window, radiator and coving to ceiling.

SECOND FLOOR LANDING

Feature pointed stone wall, skylight giving natural light to stairwell, traditional storage cupboard and access to two further bedrooms.

BEDROOM

15' 11" x 12' 5" (4.87m x 3.80m)

Double room, power sockets, ceiling light point, radiator and uPVC double glazed window to front.

BEDROOM

9' 9" x 11' 11" (2.99m x 3.65m)

Double room with some reduced head height to side of the room, Velux roof light, radiator and ceiling light point.

EXTERIOR

Front forecourt with retaining wall and gated access to the path leading to the front door. To the rear is a useful enclosed rear yard with a door to the service lane.

STORE

Housing "ideal" boiler for the hot water and central heating system and small area of work surface.

