

Total area: approx. 121.5 sq. metres (1307.9 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 right hand side.

The property can be found by using the following "What Three Words"

<https://what3words.com/engineers.massing.nowadays>

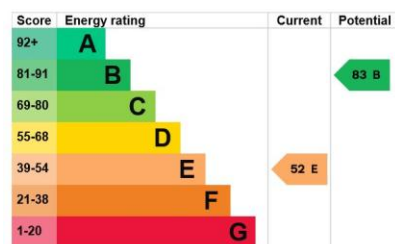
## GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water 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.



£260,000



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17 Newton Street, Ulverston, LA12 7JG

For more information call **01229 445004**

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Traditional three storey townhouse situated in this most convenient and central location with easy access to the popular town centre of Ulverston and its amenities. Extremely well presented and comfortable throughout and offers well cared for accommodation benefiting from gas central heating system and uPVC double glazing. Comprising of vestibule, hall, open plan lounge/dining room with wood burning stove, fitted kitchen, two bedrooms and bathroom to the first floor and staircase to loft room. Added advantage of forecourt to the front and lovely, endosed garden to the rear as well as an excellent single garage with power. Considered suitable for a wide range of purchases and early viewing is both invited and recommended to appreciate this comfortable, well presented home.



Accessed through a feature door with double glazed, pattern glass and leaded panes and double glazed window to door frame opening into:

**VESTIBULE**

Door into:

**ENTRANCE HALL**

Radiator, stairs to first floor and traditional stripped wood door to lounge/diner.

**LOUNGE/DINER**

24' 0" x 9' 11" (7.32m x 3.02m)  
UPVC double glazed windows to both front and rear, central fireplace feature with slate hearth housing multi fuel stove with feature mantle in slate over, two radiators, striped wood internal doors to understair store and kitchen. Recessed alcove shelving to the middle of the room and two ceiling light points.

**KITCHEN**

9' 11" x 7' 4" (3.02m x 2.24m)  
Well appointed kitchen fitted with a range of high gloss, base, wall and drawer units with chrome pull handles and granite effect work surface with matching upstand over incorporating one and a half bowl sink and drainer with mixer tap. Integrated five burner gas hob with glass splashback, Bosch cooker hood over and double electric oven to side. Recess and plumbing for washing machine, built in fridge and freezer. Tall modern column radiator, PVC door with double glazed inserts and uPVC double glazed window looking towards and giving access to the rear garden area.

**FIRST FLOOR LANDING**

Turn at the three quarter landing with two steps to main landing and two steps to bathroom. The main landing has access to two bedrooms, door to loft bedroom staircase and radiator.

**BATHROOM**

9' 11" x 7' 4" (3.02m x 2.24m)  
Modern three piece suite comprising of bath with central mixer tap, glazed screen and over bath electric shower, pedestal wash hand basin with mixer tap and WC with push button flush. Complementary tiling to splash backs, uPVC double glazed pattern glass window and chrome ladder style towel radiator. Wood grain vinyl flooring, airing cupboard with shelving and housing the boiler for heating and hot water system.

**BEDROOM**

11' 3" x 13' 3" (3.43m x 4.04m)  
Double room situated to the front of the property with uPVC double glazed window with pleasant aspect to the front between neighbouring properties in County Road and rooftops of Ulverston beyond. Freestanding mirror fronted wardrobe, ceiling light point and radiator.



**BEDROOM**

12' 6" x 7' 11" (3.81m x 2.41m)  
Double room situated to the rear with uPVC double glazed window overlooking the rear garden, tall column radiator and ceiling light point.

**SECOND FLOOR**

Stairs lead from the first floor landing directly into:

**BEDROOM**

24' 0" x 13' 3" (7.32m x 4.04m)  
Further double room with low level uPVC double glazed window, two ceiling light points, two radiators and access point to loft area.

**EXTERIOR**

To the front of the property is a tiled step and path to the front door along with pleasant front forecourt area.  
The rear garden is well landscaped, laid out over three levels with lower flagged area, gated access to side and a couple of steps leading to a feature cartwheel patio with slate shingles to the perimeter and borders with shrubs and bushes. From here a short flight of steps lead to an upper patio which has raised planters, further border areas and offers an additional pleasant seating area. Stepped access to a PVC door with double glazed inserts opening to garage.

**GARAGE**

17' 5" x 11' 9" (5.31m x 3.58m)  
Block built single garage with electric door, wood framed windows to side and rear. Electric light and power.

