



DIRECTIONS

Leaving our offices on foot, walking up Market Street, turning right at the top proceeding along King Street turning left onto Mill Street before the mini roundabout. Continue along here until you reach Leather Lane on your left. The property is situated on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/dispensed.snow.branched>

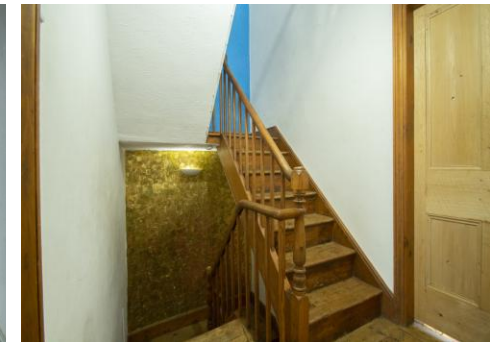
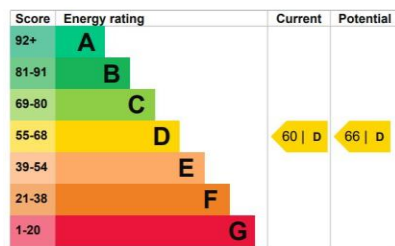
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



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PARKING



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.

57 The Gill, Ulverston, LA12 7BJ

For more information call **01229 445004**

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

Two/three bedroom eclectic property with parking, laid out over three floors with good sized rooms. Comprising of utility room with access by way of a ladder to a study area, kitchen/diner, ground floor bedroom, lounge with wood burner, one of a kind bathroom and two double bedrooms to the second floor. To the rear of property is a parking space, a great addition in our market town. Situated in a sought after area of Ulverston close to the town centre and its many amenities. Sold with no upper chain this property is a must see.



Accessed through a wooden door with double glazed inserts into:

ENTRANCE HALL

Stairs to first floor, hanging space for coats, coving to ceiling, central ceiling light and radiator.

BEDROOM/STUDY

11' 11" x 8' 7" (3.63m x 2.62m)
Multi use room which could be a bedroom or study or dining room. Coving to ceiling, radiator, central ceiling light and uPVC double glazed window.

KITCHEN/DINER

15' 11" x 8' 8" (4.85m x 2.64m) widest points
Fitted with a range of base and drawer units with worktop over incorporating Belfast style sink, free standing fridge/freezer, uPVC double glazed window, spot lights to ceiling, shelving and stone feature wall. Freestanding oven with five ring hob, larder cupboard and door to cellar.

UTILITY ROOM

6' 0" x 11' 10" (1.83m x 3.61m)
Ceiling drying rack, storage cupboard, washing machine, shelving, radiator and spot lights to ceiling. Ladder to upper occasional room. Wooden door to rear with double glazed inserts and single glazed window to side.

STUDY/OCCASIONAL ROOM

6' 0" x 11' 10" (1.83m x 3.61m)
Spot lights to ceiling, radiator, cupboards, fold down desk, coat hooks and wooden patio doors with double glazed inserts opening to a Juliette balcony.

CELLAR

11' 11" x 15' 2" (3.63m x 4.62m) widest points
Storage only for non perishables. Original coal shoot and shelving to the main room.

FIRST FLOOR LANDING

Wall light, steps to second floor and access to bathroom and lounge.



LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m)
Multi fuel stove set to hearth, ceiling light point and radiator. UPVC double glazed window with window seat.

BATHROOM

12' 0" x 8' 4" (3.66m x 2.54m)
Three piece suite comprising of free standing bath with shower over, WC with hidden cistern and wash hand basin set to vanity unit. Extractor, radiator and storage cupboards with shelving.

SECOND FLOOR LANDING

Sky light, wall light and moveable spot lights.

BEDROOM

11' 11" x 12' 1" (3.63m x 3.68m)
Double room with uPVC double glazed window, feature decorative only fireplace, central ceiling light and radiator.

BEDROOM

12' 0" x 9' 6" (3.66m x 2.9m)
Further small double room with uPVC double glazed window, radiator, sink and central ceiling light. Cupboard over stairs for storage.

EXTERIOR

Small cobbled parking space.

