

JH  
Homes

£230,000



#### DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the end take third turning off the round about onto the Ellers with the Ford Garage to the left. At the end of the road turn right onto Hill Fall where the property can be found on the left after passing the turning onto Morecambe Road.

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

<https://what3words.com/scorpions.feast.dive>

#### GENERAL INFORMATION

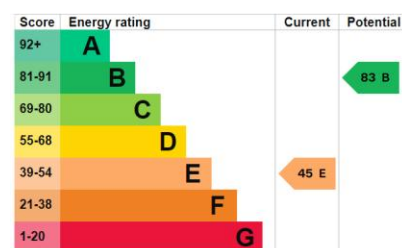
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, electricity, gas and drainage.

PLEASE NOTE: The neighbouring property has a right of access across the yard and through the store for removal of waste bins etc.



#### 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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2



3



1

19 Hill Fall,  
Ulverston, LA12 0BQ

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Traditional three storey property situated in a convenient and prominent location within the popular market town of Ulverston. Well presented property retaining character and offering spacious comfortable accommodation. Suited to a range of buyers and comprises lounge/dining room, kitchen/diner, basement, three bedrooms to the first floor and four piece bathroom and stylish open plan top floor lounge with vaulted ceiling and wood burning stove. Attractive yard area to rear, useful store to side, gas fired central heating system and double glazing. Laid out over three floors with inspection of this comfortable home is both invited and recommended.



Accessed through a traditional wooden door with double glazed pane and further double glazed window to door frame into lounge/diner.

**LOUNGE/DINER**

8' 8" x 10' 1" (2.65m x 3.08m)  
Double glazed window to front with deeper sill and fitted shutters. Stripped wood flooring, stairs to first floor, a attractive traditional fireplace with recessed electric stove, radiator and alcove shelving. Half glazed door kitchen.

**KITCHEN/DINER**

13' 4" x 10' 0" (4.08m x 3.05m)  
Fitted with a range of base, wall and drawer units with dark grey granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiled upstands. Integrated gas hob with cooker hood over, eye level oven and grill. Recess and plumbing for washing machine, dishwasher and recess for fridge/freezer. Radiator, woodburning stove recessed to wall, moveable spot lights to ceiling, stable door to rear and uPVC double glazed window with bench seat. Half glazed door to a set of steps leading down to the basement.

**BASEMENT**

11' 4" x 9' 1" (3.45m x 2.77m)  
Radiator, gas meter, inset lights to ceiling, small brick glass window to front. Inset lights to ceiling

**FIRST FLOOR LANDING**

Stairs to second floor, doors to bedrooms and bathroom.

**BEDROOM**

8' 11" x 8' 7" (2.72m x 2.64.m)  
Situated to the front of the property with double glazed window and fitted shutters. Light wood grain laminate style flooring, radiator and ceiling light point.

**BEDROOM**

14' 9" x 8' 2" (4.51m x 2.51m)  
Further double room to the front with light wood grain effect laminate floor, radiator, ceiling light point, double glazed window with shutters and curtain fronted wardrobe area.

**BATHROOM**

11' 8" x 7' 0" (3.56m x 2.15m)  
Four piece suite in white comprising of glazed shower cubide, pedestal wash hand basin, WC with push button flush and twin ended bath with mixer tap. Double glazed pattern glass window to rear, stripped wood floor and tiling to the splash backs with stone border tile. Radiator and ceiling light point.



**BEDROOM**

9' 10" x 9' 8" (3.01m x 2.97m) plus wardrobe  
Situated to the rear of the property with uPVC double glazed, tilt and turn window offering a lovely aspect onto the allotments. Radiator, sliding doors to built in wardrobe and cupboard housing the gas boiler for the heating and hot water systems.

**SECOND FLOOR LANDING**

Open to lounge/diner.

**LOUNGE/DINER**

26' 7" x 17' 1" (8.1m x 5.21m)  
Vaulted ceiling with painted beams to side, two Velux double glazed rooflights and three uPVC double glazed windows including one with a tilt and turn pane to rear. Modern stove with glass hearth, stripped pine flooring, radiator and ceiling lights.

**EXTERIOR**

To the rear is a lovely courtyard style garden space offering seating and access to store at side.

**STORE**

28' 7" x 6' 2" (8.73m x 1.88m)  
Open at the rear to the yard and door to road at front.

