

Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

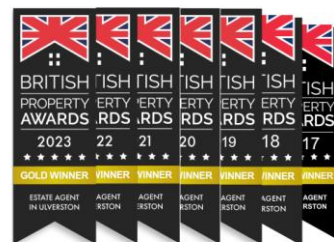
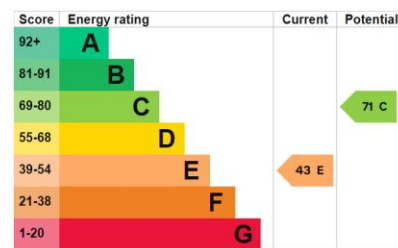
**DIRECTIONS**

From the office of JH Holmes turn right and proceed down Market Street and at the junction turn left onto the County Square round-a-bout, take the first turning left into Brewery Street, continue across into Fountain Street and after the zebra crossing and at the mini roundabout turn right up Soutergate. Take the first turning on the left into Garden Terrace and then and then second left into Sun Street 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/divided.dignify.paints>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, electric, water 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.



**£230,000**



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**26 Sun Street,  
 Ulverston, LA12 7BX**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)



Double fronted traditional terraced cottage situated in this most convenient location close to the centre of Ulverston. Offered for sale with early and vacant possession having no upper chain the property is ideally suited to a wide range of buyers from the first time purchase to family buyer plus also being ideal as a second stroke holiday home in this popular Market Town. Requiring some updating/modernisation which is reflected in the more than realistic asking price and does benefit from a gas central heating system and uPVC double glazing. Comprising of entrance porch, lounge/dining room, rear hallway, kitchen, PVC conservatory to ground floor, two double bedrooms and shower room to first floor and attic bedroom to the top floor. Pleasant yard to rear and small forecourt to front.



Accessed through a PVC door into:

**ENTRANCE PORCH**

Door to:

**LOUNGE/DINING ROOM**

13' 1" x 12' 2" (4m x 3.71m)

Two windows to front, feature fireplace with electric fire and original stonework to alcoves. Ceiling light point, radiator and door to:

**REAR HALLWAY**

Stairs to first floor with under stairs cupboard, door to conservatory and open doorway to:

**KITCHEN**

8' 10" x 5' 8" (2.71m x 1.75m)

Fitted with a small range of base, drawer and wall units with worktop over incorporating stainless steel sink and drier with mixer tap. Integrated gas hob with cooker hood over and electric oven under. Plumbing and space for washing machine, space for fridge, tiled splash backs and ceiling light point. Window to rear.

**CONSERVATORY**

11' 8" x 8' 6" (3.58m x 2.61m)

UPVC double glazed window to rear, radiator and external double doors to garden.

**FIRST FLOOR LANDING**

Window to rear, wall mounted combination boiler for the hot water and heating system. Access to two bedroom and shower room and stairs to second floor.



**BEDROOM**

13' 1" x 9' 8" (4m x 2.95m)

Window to front, radiator and ceiling light point.

**BEDROOM**

9' 8" x 8' 1" (2.97m x 2.47m)

Window to front and ceiling light point.

**SHOWER ROOM**

8' 10" x 5' 5" (2.71m x 1.67m)

Three piece suite comprising of WC, wash hand basin and shower cubicle. Window to rear.

**SECOND FLOOR LANDING**

**BEDROOM**

17' 10" x 10' 0" (5.45m x 3.06m)

Two roof windows, ceiling light point and radiator.

**EXTERIOR**

Small forecourt to front with access to front entrance door. Enclosed rear yard with gated access to the rear service lane, offering a pleasant and enclosed area.

