

Total area: approx. 99.9 sq. metres (1075.0 sq. feet)

DIRECTIONS

From the offices of JH Homes on foot, walk up New Market Street up to the Coronation Hall and then cross the A590 at the pedestrian crossing onto Victoria Street. Continue passed Devonshire Service station then take your next left in Brogden Street where the property can be found on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/shuffles.irrigate.lifted>

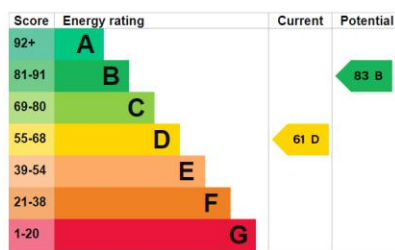
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services include water, drainage, gas and electric.

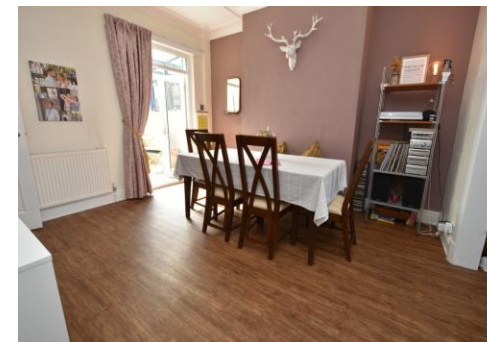


Estate Agency Act 1979

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.



£250,000



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**3 Brogden Villas, Brogden Street,
Ulverston, LA12 0AY**

For more information call **01229 445004**

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

Rare purchase opportunity to acquire a family sized semi detached home situated within short walking distance from the popular Ulverston town. Having been well maintained by the current vendor with modern fitments and décor, gas central heating system and UPVC double glazing throughout. Comprising of entrance hallway, bay windowed lounge with feature electric fire and attractive wood laminate flooring, dining room with veranda from here accessed via uPVC French door, kitchen with integral appliances, and utility room with attached cloaks/WC. To the first floor are three good sized bedrooms with one having fitted wardrobes and luxury three-piece suite family bathroom. Good sized living accommodation making this an ideal home for a family with viewing strongly recommended.



PVC door with glazed inserts leading into:

ENTRANCE VESTIBULE

Door to:

HALL

Door to dining room, ceiling light point and stairs to first floor.

DINING ROOM

13' 2" x 11' 9" (4.01m x 3.58m)

French Style double doors to Veranda, space for dining table, ceiling light point and radiator. Door to rear vestibule.

LOUNGE

11' 7" x 10' 1" (3.53m x 3.07m)

UPVC double glazed bay window to front, log burner with slate tiled hearth and inset oak mantle, ceiling light point and radiator. Open double doorway to:

VERANDA

8' 11" x 5' 7" (2.72m x 1.7m)

Roof covering and space for outdoor furniture.

REAR VESTIBULE

Understairs cupboard and open to:

KITCHEN

11' 3" x 8' 6" (3.43m x 2.59m)

Fitted with a good range of base, wall and drawer units with contrasting worktops over incorporating inset sink and grooved drainer, chrome handles and modern splash back tiling to one wall. Integrated electric hob with modern cooker hood over, eye level double oven and dishwasher. Wooden clad ceiling with strip light and uPVC double glazed window to side. Steps down to:

UTILITY ROOM

8' 11" x 5' 10" (2.72m x 1.78m)

External PVC door with matching side panel, worktop and door to:

CLOAKROOM/WC

Two piece suite comprising WC and wash hand basin.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom.



BEDROOM

13' 11" x 10' 4" (4.24m x 3.15m)

UPVC double glazed windows to front. Fitted wardrobes including single and double, ceiling light point and radiator.

BEDROOM

13' 2" x 8' 6" (4.01m x 2.59m)

UPVC double glazed windows to rear, ceiling light point and radiator.

BEDROOM

8' 8" x 6' 8" (2.64m x 2.03m)

UPVC double glazed window to rear, ceiling light point and radiator.

BATHROOM

7' 5" x 5' 2" (2.26m x 1.57m)

Modern three piece suite comprising of panelled bath with mixer shower over and screen and vanity unit house concealed cistern, dual flush WC and wash basin. Tiled splash backs and floor, ceiling light point and opaque uPVC double glazed window.

EXTERIOR

Gated forecourt with matching railing giving access to front door and yard to rear with access to rear service lane.

