

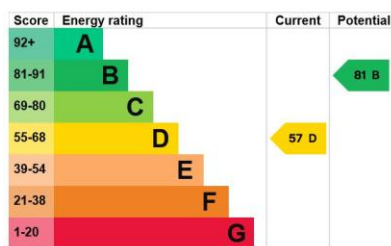
DIRECTIONS

From the office turn right onto Market Street, at the bottom of the street at the roundabout take the first exit. Then turn right onto Hart Street. Continue down the road and then take the third on the right into Clarence Street. Proceed down the street towards the head of the cul-de-sac and the property is on the right identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words" <https://what3words.com//install.replaying.boring>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains gas, drainage, 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.



JH Homes

£325,000



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GARAGE/
STORE/WORKSHOP

28 Clarence Street,
Ulverston, LA12 7JJ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional well-presented townhouse, ideally situated in an excellent location to town. Owned for many years by the current family whilst being lovingly cared for, improved and modernised. Offering classic charm with a blend of modern the accommodation is perfect for a range of buyers including the family purchaser. Comprising of vestibule, hall, two reception rooms, modern fitted kitchen with utility area, four double bedrooms and bathroom to the upper two floors. Complete with pleasant fore-courted frontage, enclosed yard and garage/store/workshop to the rear of the property. Complete with gas central heating system, oak effect PVC double glazing, this delightful home offers ample space for comfortable family living. Viewings invited and recommended.



Accessed via fore court frontage through a PVC door with double glazed arched and pattern glass pane opening to:

ENTRANCE VESTIBULE

Wood grain Karndean flooring, dado rail and traditional wooden internal door to hall.

HALL

Period arch, Karndean flooring, dado rail, coving to ceiling and radiator. Staircase to first floor and internal doors to lounge and dining room.

LOUNGE

11' 5" x 11' 3" (3.48m x 3.44m)
Coving to ceiling, Karndean flooring, uPVC oak effect double glazed bay window to front, radiator, overhead light and power.

DINING ROOM

13' 9" x 11' 3" (4.20m x 3.44m)
UPVC double glazed window and recessed central feature fire housing living coal flame effect with traditional alcove cupboard to side with drawers to lower section. Radiator, overhead light and power points. Door to kitchen with further door to useful under stair storage with light.

KITCHEN

12' 7" x 8' 1" (3.84m x 2.46m)
Fitted with a modern range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and flexible spray, metallic handles and matching upstands. Integrated double oven with grill and induction hob with modern cooker hood over. Open access to utility area, spot lights to ceiling, Karndean flooring, uPVC double glazed window and PVC door to yard.

UTILITY ROOM

5' 7" x 8' 1" (1.7m x 2.46m)
Section of units with work surface over, space and plumbing for washing machine, dryer and fridge/freezer. UPVC double glazed window, wall mounted radiator and panelling to ceiling with inset lights.

FIRST FLOOR LANDING

17' 10" x 5' 4" (5.45m x 1.64m)
Three quarter with access to bathroom, traditional built in storage cupboard, uPVC double glazed window and radiator. Two further steps to the main landing with access to two bedrooms and stairs to second floor.

BEDROOM

11' 5" x 10' 4" (3.48m x 3.16m)
Double room with two uPVC oak effect double glazed windows to front, radiator, overhead light and power points. Access to:

WALK IN WARDROBE

11' 5" x 10' 4" (3.48m x 3.16m)
Shelving and hanging rail.



BEDROOM

15' 3" x 9' 4" (4.66m x 2.85m)
UPVC double glazed window to rear, radiator, grey wood grain effect laminate flooring, overhead light, radiator and power points.

BATHROOM

6' 0" x 8' 0" (1.83m x 2.45m)
Three piece suite comprising of panelled bath with glazed shower screen, over bath the mosaic shower, WC and pedestal wash hand basin. Panelling to ceiling, panelling to walls, Karndean flooring, radiator and former old-style gas-light to the wall.

SECOND FLOOR LANDING

13' 9" x 5' 4" (4.20m x 1.64m)
Three quarter landing with uPVC double glazed tilt and turn window and access onto two further bedrooms.

BEDROOM

11' 5" x 15' 1" (3.48m x 4.60m)
Open vaulted ceiling with exposed beams, uPVC double glazed window to front, radiator, light and power.

BEDROOM

13' 9" x 9' 4" (4.19m x 2.84m)
UPVC double glazed tilt and turn window, Velux double glazed roof light, two exposed beams, light, power and radiator.

EXTERIOR

Deep set garden forecourt with path leading to front door, flagging and railings to front and side. Enclosed yard to rear which is flagged and offers a pleasant seating area with gated access to the rear service lane. Door garage/store.

WORKSHOP/GARAGE/STORE

10' 3" x 9' 8" (3.12m x 2.95m)
Up and over door, electric light and power. UPVC double glazed window.

