



**DIRECTIONS**

From the office of JH homes proceed down the Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left-hand side. Continue towards the bottom of the Ellers where the property can be found on the left-hand side just before the junction.

The property can be found by using the following "What Three Words" <https://what3words.com/lamp.intestine.purple>

**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.




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77 The Ellers,  
 Ulverston, LA12 0AQ  
 For more information call **01229 445004**

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

Lovely double fronted cottage property situated in this popular and convenient location that offers level access to Ulverston and its comprehensive amenities. Well presented throughout and has the advantage of a delightful garden area to the rear and comprises of lounge with stove, dining room open to the kitchen, utility room, side hall, three double bedrooms and family bathroom. Complete with gas fired central heating system, uPVC double glazing and we feel this lovely cottage property will be of interest to a wide range of buyers including the family buyer and may also be suitable to the second home purchaser. An excellent opportunity with early internal inspection invited and recommended.



Accessed through a PVC front door opening directly into:

**LOUNGE**

17' 10" x 11' 2" (5.44m x 3.4m)  
Two uPVC double glazed windows to the front with blinds and leaded opening upper panes, recessed fireplace with stove, radiator, two ceiling light points and cupboard under the window with the gas and electric meters. Open to:

**DINING ROOM**

10' 5" x 7' 5" (3.18m x 2.27m)  
Radiator and ceiling light point. Door to useful under stairs store and access to stairs. Open to:

**KITCHEN**

10' 1" x 9' 11" (3.09m x 3.04m)  
Fitted with a range of older style base, wall and drawer units with work surface over incorporating stainless steel sink with mixer tap, tiling to the splashbacks and windowsills. Built in electric hob with cooker hood over and low level oven. Wall-mounted Worcester gas boiler for the central heating and hot water systems, radiator, two wood framed double glazed windows and part glazed door opening to the rear porch.

**UTILITY ROOM/STUDY**

10' 4" x 10' 2" (3.15m x 3.1m)  
Flagged floor, space and plumbing for washing machine, stainless sink and tile splashback. Door to the side hall.

**PORCH**

PVC door with glazed insert and single glazed windows to the rear. Tiling to floor with recessed floor mat well and half glazed door to utility room.

**FIRST FLOOR LANDING**

Access to loft, ceiling light point and access to bedrooms and bathroom.

**BEDROOM**

10' 7" x 11' 4" (3.23m x 3.45m) Double room with uPVC double glazed tilt and turn window to rear, offering a lovely aspect down to the rear garden and beyond neighbouring properties directly towards Hoad Hill and Monument. Radiator, power sockets and ceiling light point.



**BEDROOM**

11' 8" x 10' 9" (3.58m x 3.28m)  
Further double room with radiator, striped wood flooring and uPVC double glazed window to front with leaded opening upper pane.

**BEDROOM**

11' 8" x 10' 4" (3.56m x 3.15m)  
Double room with uPVC double glazed window to front with storage cupboards under. Striped wood flooring, radiator and ceiling light point.

**BATHROOM**

10' 7" x 7' 5" (3.23m x 2.26m)  
Fitted with a modern four piece suite comprising of bath with mixer tap, wash hand basin with mixer tap inset to vanity unit with cupboards under, WC with push button flush and shower cubicle with thermostatic shower. Modern panelling to wet area's, storage cupboard, inset lighting to ceiling, bathroom cabinet and electric shaver point.

**EXTERIOR**

To the rear of the property is a lower patio area adjacent to the kitchen and access to steps leading to the garden. The lovely garden has a central flagged path with grass to one side and shrubs and bushes and hedge to the other. Path to a summerhouse and beyond this are two older useful stores.

