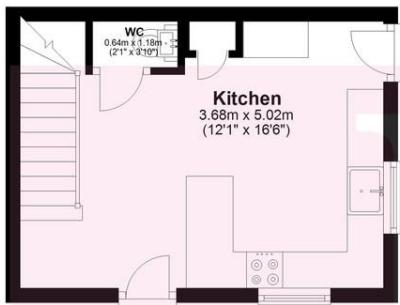


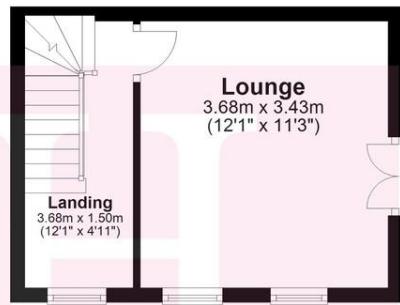
### Ground Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



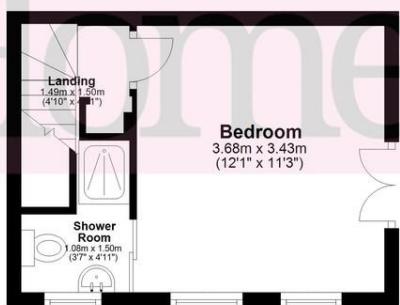
### First Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



### Second Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



### DIRECTIONS

From the office of JH Homes proceed through the passage next to Gregg's, turn left and keeping left the property is on the left before reaching the pedestrian crossing.

The property can be found by using the following "What Three Words" <https://what3words.com/named.seats.unheated>

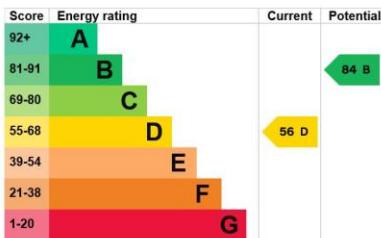
### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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.



£190,000



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Lower Brook Street House,

Lower Brook Street, Ulverston, LA12 7EE

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

Stylish traditional three storey townhouse situated in a most convenient location in the heart of the popular market town of Ulverston. Highly recommended for internal inspection and is particularly well presented by the current owners offering a stylish home of character perfect for a range of buyers including the professional couple or second homeowner. Offering gas central heating system, uPVC double glazing and comprising of modern kitchen/diner, ground floor WC, first floor lounge wood burning stove and second floor double bedroom and en-suite shower room. Outside there is a small front seating area which completes this fabulous property, in an excellent position with early viewing highly recommended.



Traditional wooden front door with feature leaded pane opening directly into:

#### KITCHEN/DINER

12' 1" x 16' 6" (3.68m x 5.03m)

Fitted with an attractive range of base, wall and drawer units with white Quartz work surface and upstands over to include a circular breakfast bar area and incorporating inset Belfast style sink with feature mixer tap. Integrated electric fan assisted oven and induction hob with cooker hood over and Lamona microwave. Space and plumbing for dishwasher and washing machine and space for freestanding fridge freezer. LED inset lights to ceiling, pendant light over the breakfast bar area and under unit lights. Two double glazed windows with pattern glass panes to front and side and stable door opening to front courtyard area. Wall mounted Ideal gas combi boiler for the central heating and hot water systems and concealed electric meter and circuit breaker control point. Stairs to first floor, door to useful under stairs storage area, radiator and integrated heat and smoke alarms. Karndean style wood grain effect flooring with underfloor heating and ground floor WC.

#### WC

2' 1" x 3' 10" (0.64m x 1.17m)

Fitted with a modern white WC and sink combination unit with green tiling to splash backs and door to under stairs storage area.

#### FIRST FLOOR LANDING

Stairs to second floor, door to lounge and uPVC double glazed window to front. Slate surface side recess with antique mirror tiled wall offering log storage.

#### LOUNGE

12' 1" x 11' 3" (3.68m x 3.43m)

Three double glazed windows including a set of French style doors to a Juliet style balcony area. Wood burning stove with wooden mantle and slate hearth, parquet style flooring, radiator, wall mounted TV bracket and ceiling light point.



#### SECOND FLOOR LANDING

Shelving to walls and door to bedroom.

#### BEDROOM

12' 1" x 11' 3" (3.68m x 3.43m)

Double room with exposed beams and truss beam, two double glazed windows to front and set of French doors to Juliet balcony at the side with the Juliet balcony offering an aspect towards Upper Brook Street. Boarded loft storage area situated over the shower room, built in wardrobes to one wall with upper storage lockers, radiator and door to en-suite shower room.

#### ENSUITE

3' 7" x 4' 11" (1.09m x 1.5m)

Modern shower room fitted with a three piece suite comprising of WC, wash hand basin set on a washstand within the windowsill reveal with mixer tap and storage cupboard under and good sized shower cubicle with tiled surround and one feature glass brick wall. Wood grain tiled effect floor, ladder style towel radiator, mirror fronted bathroom cabinet and curved corner shelving. Double glazed window to side with pattern glass lower section.

#### EXTERIOR

To the side of the property is an area of outside space offering a seating area that is surrounded currently by the owner's pots and planting. Also located in this area are the gas and electric meters.

