

Ground Floor
Approx. 35.5 sq. metres (381.8 sq. feet)



First Floor
Approx. 35.5 sq. metres (381.8 sq. feet)



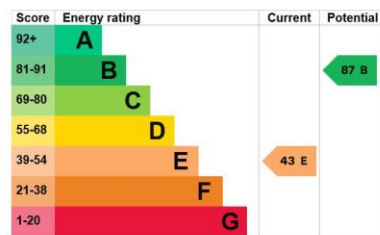
DIRECTIONS

From the offices of JH Homes, turn right into Market Street and proceed to the roundabout at Tank Square taking the second left heading out of Ulverston. Continue through the first set of lights and then take your next right onto North Lonsdale Road. Travelling along passing Mole Country Stores and Travis Perkins where Kennedy Street can be found on your left with the property about half way down on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/limitless.strapping.incursion>

GENERAL INFORMATION

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

£155,000



2



2



1



PARKING

20 Kennedy Street,
Ulverston, LA12 9EA

For more information call **01229 445004**

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

Well presented and comfortable mid terraced home situated in this popular location to the southern end of Ulverston. Offering open plan ground floor with through lounge/dining room with central dividing staircase, modern fitted kitchen and to the first floor two bedrooms and bathroom. Complete with modern electric panel heating, gas water heating system and uPVC double glazing. The property, as well as offering a comfortable home has the great advantage of a private driveway and lovely garden area to the rear. Considered suitable for a range of buyers including the first-time purchaser and early inspection is invited to appreciate.



Accessed through a composite style door with glazed inserts into:

PORCH

Wood grain effect laminate flooring and multipaned door opening into:

LOUNGE/DINER

26' 2" x 11' 11" (7.98m x 3.63m)
UPVC double glazed windows to front and rear, modern electric panel heaters and open access to stairs.

Lounge Area

White fire surround with composite style inset and heath housing a living coal fleme effect gas firs with alcove cupboard and shelving.

Dining Area

Door to kitchen.

KITCHEN

11' 0" x 6' 3" (3.35m x 1.91m)
Fitted with an attractive range of base, wall and drawer units with marble effect worktop over incorporating one and a half bowl sink and drainer with mixer tap and matching upstands. Integrated Neff double oven with grill, electric hob with cooker hood over, built in microwave and fridge/freezer. Space and plumbing for washing machine, wood grin effect laminate flooring and Ariston gas water heating. UPVC double glazed window to side and PVC door with glazed inserts.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and loft.

BEDROOM

10' 5" x 11' 11" (3.18m x 3.63m)
Double room with double glazed window to front, modern electric panel heating and ceiling light point.

BEDROOM

12' 4" x 8' 10" (3.76m x 2.69m)
Further double bedroom with uPVC double glazed window to rear, electric panel heater and ceiling light point.



BATHROOM

11' 0" x 6' 3" (3.35m x 1.91m)
Accessed by way of two steps is a modern three piece suite comprising of panelled bath with shower screen, mixer tap shower fitment, low level, dual flush WC and vanity unit housing sink with mixer tap and cupboard under. Tiled to wet areas, extractor fan, modern electric heater and spot light track. Storage cupboard and opaque uPVC double glazed window.

EXTERIOR

Immediately to the rear of the property is a pleasant enclosed rear, brick set yard with slate chippings to the sides and has a useful wooden garden storage shed. Gate opens to rear service lane. Proceeding to the left hand side along the lane there is the tarmac parking bay which is brick edged and then gated access to the rear garden. Central shared tarmac footpath which is brick edged between the neighbouring garden with the garden to the right belonging to the neighbouring property and our garden to the left. Lower Laurel hedge and attractive and well stocked border area with variety of shrubs and bushes. On from this there is an area of lawn with borders shrubs and bushes to the side with a mature tree to the upper section. Beyond here is tarmac patio area which catches a good amount of sunlight throughout the day and further on a garden room offering a comfortable seating space or general storage area.

