



£325,000



DIRECTIONS

Proceeding up Soutergate, take the last turn on the left just before leaving the town. Continue for a short distance and the property can be found on the left before the road turns.

The property can be found by using the following "What Three Words" <https://w3w.co/stage.releasing.author>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: C
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains drainage, gas, electric, water are all connected



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Estate Agency Act 1979
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 Ulverston, LA12 7DS

For more information call **01229 445004**

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www.jhhomes.net or contact@jhomes.net

Impressive traditional townhouse situated in a lovely position to the outskirts of the most popular Market Town of Ulverston with pleasant open aspects over the rooftops of town and beyond including Birkrigg and Morecambe Bay in the distance. Offering comfortable well-balanced accommodation suited to a range of buyers but particularly the family purchaser. Well presented by the current owners and comprises of entrance hall, lounge, dining room, breakfast kitchen, four good sized bedrooms, bathroom and additional separate WC. Complete with attractive front forecourt garden, pleasant enclosed rear courtyard seating area, gas fired central heating system, uPVC double glazing and its location to the edge of town is both convenient for access into town as well as walks from the door.



Accessed through a PVC door opening into:

ENTRANCE HALL

Mid-dado rail, coving to ceiling, radiator and staircase leading to first floor. Traditional stripped wood doors to lounge and dining room and woodgrain effect laminate flooring.

LOUNGE

15'6" x 11'6" (4.74m x 3.52m) widest points
Well presented with dado rail, painted coving to ceiling and uPVC double glazed Bay window to the front offering a pleasant aspect to the front forecourt garden and the side over the rooftops of the town towards Birkrigg and Morecambe Bay in the distance. Wood grain laminate flooring, central, feature fireplace with pine fire surround and stone hearth housing electric fire.

DINING ROOM

11'3" x 11'6" (3.45m x 3.51m)
Wood grain laminate flooring, uPVC double glazed window to rear which looks to the yard and the tree line beyond. Radiator and pine door to kitchen.

KITCHEN

18'9" x 8'2" (5.74m x 2.49m)
Fitted with an attractive range of base, wall and drawer units with stone effect thin laminate work surface over incorporating ceramic one and a half bowl sink unit with mixer tap and breakfast bar. Recess and point for Rangemaster cooker with purple glass splashback and Rangemaster cooker hood over. Recess and plumbing for washing machine, space for freestanding fridge freezer and built in dishwasher.

Two uPVC double glazed windows and half glazed PVC door to yard. Further open door to a half cellar/store which currently houses the tumble dryer and has shelving for general storage.

FIRST FLOOR LANDING

Return at the half landing with exposed brick wall and accesses to the bathroom and WC. The main landing has doors to two bedrooms, radiator and stairs to second floor.

BEDROOM

11'11" x 14'9" (3.65m x 4.51m)
Double room situated to the front of the property with two uPVC double glazed windows offering an aspect over the town towards Birkrigg and Morecambe Bay in the distance. Radiator, electric light and power with inset lights to ceiling.

BEDROOM

11'1" x 8'7" (3.39m x 2.63m)
Situated to the rear of the property with feature fireplace, radiator and uPVC double glazed window giving a lovely aspect over the tree line to the rear towards The Flan. Inset lights to ceiling, radiator, light and power.

BATHROOM

7'3" x 8'5" (2.23m x 2.59m) plus shower recess
Fitted with a four piece suite in white comprising of walk in shower cubicle with thermostatic shower having fixed rain head and flexi track spray and light and extractor fan above with panelling to walls, bath with mixer tap, pedestal wash hand basin with mixer tap and electric shaver point to side and WC with push button flush. Feature splashback tiling, wood grain laminate style flooring, uPVC double glazed pattern glass window, radiator with inset lights to ceiling.



WC

Two piece suite comprising of WC with push button flush and corner mounted wash basin with tiled splashback. Wall mounted gas boiler for the central heating and hot water systems, inset lights to ceiling and extractor fan.

SECOND FLOOR LANDING

Three quarter landing with Velux double glazed roof light. With the main landing having loft access and traditional stripped pine doors to bedrooms.

BEDROOM

14'11" x 12'1" (4.55m x 3.68m)
Excellent double room situated to the front of the property with two uPVC double glazed windows offering panoramic views over the rooftops of the town and towards Birkrigg/Morecambe Bay to the side in the distance and glimpses towards Hoad to the left. Traditional cast fireplace feature, stripped wood flooring and radiator.

BEDROOM

11'3" x 8'7" (3.45m x 2.64m)
UPVC double glazed window offering a lovely aspect to the rear, inset lights to ceiling, radiator and power sockets.

EXTERIOR

Pleasant front forecourt garden area having a stepped path leading to the front door. The front garden area offers a grassed space, seating area and borders with shrubs and bushes. Having sunny aspects in the morning with views over the rooftops of the town to the side towards Birkrigg and Morecambe Bay in the distance. The rear has a pleasant yard area which offers a lovely, sheltered seating space with sunny aspects perfect for outside eating and entertaining in the summer months whilst complementing this lovely family home. A door and fencing giving access to the rear lane which is grassed and used for pedestrian purposes only with the properties using this area to create an additional area of outside space suitable for storage sheds bin storage etc.

