



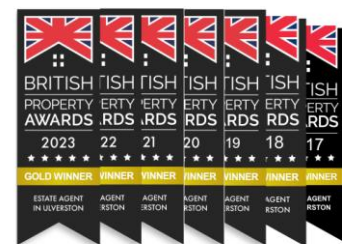
DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street until reaching the roundabout. Take the third turning onto the Eller's and turn first right on Chapel Street. Continue straight across at the junction and take the first turning on the left into Cox Street where the property is situated on the left hand side.

The property can also be found by using the following "What Three Words" what3 words
<https://w3w.co/laughs.regulates.charge>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: B
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains Gas, Electric, Water & Drainage 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 **£160,000**



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15 Cox Street,
 Ulverston, LA12 0AS

For more information call **01229 445004**

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

Excellent opportunity to purchase a comfortable mid terraced traditional home situated close to Ulverston town centre. This lovely property is well presented by the current owners and is reluctantly offered for sale due to growing family needs. Offering gas central heating system, uPVC double glazing and accommodation comprising of lounge, kitchen, rear lobby/utility, ground floor bathroom and two bedrooms and a recently completed bathroom to the first floor. There is an enclosed yard to the rear and the property offers a great home suitable for a range of buyers including the first-time purchase, with the early viewing invited.



Comfortable home accessed through a solid PVC front door with double glazed pane to the door frame.

LOUNGE

12' 9" x 11' 8" (3.91m x 3.56m)
Coving to ceiling, wood grain effect laminate style flooring, radiator and central, feature fireplace with traditional style cast fire surround, grate and tiled. Cupboards housing electric and gas meters and curtained access point to under stairs store.

INNER HALL

Stairs to first floor and open to kitchen.

KITCHEN/BREAKFAST ROOM

10' 5" x 11' 7" (3.18m x 3.53m)
Fitted with a range of base, wall and drawer units with woodblock work surface over incorporating Belfast style sink with mixer tap and attractive splashback tiling. Integrated Rangemaster cooker with five burner gas hob and twin ovens with matching Rangemaster cooker hood over. Space for fridge freezer and recess and plumbing for dishwasher. UPVC double glazed window, slate shaded tiled effect floor, radiator and half glazed door to utility area.

UTILITY

Space and plumbing for washing machine and space above for dryer with shelving and storage cupboard over. PVC door with pattern glass pane accesses the yard and pine door to bathroom.

BATHROOM

8' 0" x 5' 7" (2.46m x 1.71m)
Comprising of WC, bath with mixer tap, shower fitment and glazed shower screen and pedestal wash hand basin above which is a mirror and shaver light. Modern panelling to walls, pine dard ceiling, extractor fan, uPVC double glazed window and radiator.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.



BEDROOM

12' 9" x 11' 8" (3.91m x 3.56m)
Spacious double room with radiator and uPVC double glazed window with blind. Door to over stairs storage cupboard.

BEDROOM

10' 5" x 6' 2" (3.19m x 1.88m)
Pleasant single room with wood grain effect laminate flooring, radiator and uPVC double glazed window to rear.

BATHROOM

7' 6" x 5' 1" (2.29m x 1.55m)
Modern bathroom with three-piece suite in white comprising of panelled bath with folding shower screen, mixer tap and over bath shower with flexi track spray and fixed rain head shower, pedestal wash hand basin with mixer tap and WC with push button flush. Modern panelling to walls and ceiling. Extractor fan, mirror above the sink and wall mounted Main eco elite gas combi boiler for the heating and hot water systems.

EXTERIOR

To the rear there is an enclosed yard with gated access to the service lane.

