

#### DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the fifth turning onto County Road heading towards Barrow. Take the next turning on the left-hand side into Brogden Street, turning first left into Hartley Street and the property can be found on your right hand side.

The property can be found by using the following what3words <https://w3w.co/detonated.layers.resettle>

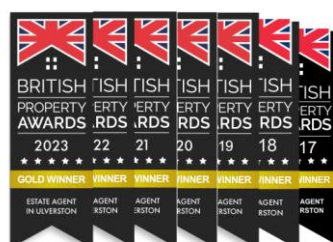
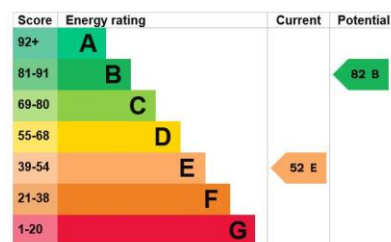
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including gas, electric, water and drainage.



#### 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**

**JH Homes**

**£249,000**



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**6 Hartley Street,  
Ulverston, LA12 0AN**

For more information call **01229 445004**

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Traditional forecourt fronted mid terraced house situated in this most popular location, convenient for the town centre and amenities. This lovely stone-built property offers comfortable accommodation that is offered vacant with the benefit of early occupation and no upper chain. Comprising of entrance hall, through lounge/diner, kitchen, cellar to the ground, two bedrooms and a bathroom to the first floor and an additional bedroom in the roof area. Complete with pleasant front forecourt, enclosed yard to rear, gas central heating system and double glazing. Offering further potential for personalisation and modernisation if required. In all this property is a great town house considered suitable for a wide range of buyers from the professional couple to family purchaser and early inspection is both invited and recommended.



Accessed through a PVC door with glazed inserts into:

**ENTRANCE HALL**

Light wood grain effect flooring, recess to side with shelf and traditional coving to ceiling. Stairs to first floor and door to lounge/diner.

**LOUNGE**

11' 1" x 10' 5" (3.38m x 3.17m)  
UPVC double glazed Bay window to front with blind and radiators under, coving to ceiling, ceiling light point and open to:

**DINING ROOM**

13' 0" x 10' 5" (3.96m x 3.17m)  
Continuation of wood grain flooring, pine shaded fire surround with light stone effect insert and hearth housing a living coal flame gas fire. Radiator, ceiling light point and double glazed window to rear. Door to:

**LOBBY**

Door to cellar and open access to kitchen.

**KITCHEN**

13' 4" x 7' 5" (4.07m x 2.25m)  
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer and tiled upstands. Integrated oven and hob with cooker hood over, recess and plumbing for washing machine and recess for fridge. Tiled upstands, uPVC double glazed window, PVC door to rear and radiator.

**CELLAR**

11' 1" x 11' 8" (3.38m x 3.57m)  
Accessed by way of traditional stone steps with electric light, power and housing the gas meter.

**FIRST FLOOR LANDING**

Turn at the three quarter landing, main landing and rear landing offering access to a boiler cupboard housing the combination boiler for the hot water and heating system.



**BATHROOM**

8' 0" x 7' 5" (2.43m x 2.25m)  
Fitted with a modern four piece suite comprising of quadrant shower cubicle with thermostatic shower, flexi track spray and fixed spray head, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and low level, dual flush WC. Chrome ladder style radiator, modern panelling to walls and ceiling with inset lights. UPVC double glazed window and tiled effect vinyl flooring.

**BEDROOM**

11' 1" x 13' 11" (3.38m x 4.24m)  
Double room with radiator, uPVC double glazed window with fitted blind, electric light and power.

**BEDROOM**

13' 0" x 7' 11" (3.96m x 2.41m)  
UPVC double glazed window, light, power and radiator.

**SECOND FLOOR**

Open to:

**LOFT BEDROOM**

24' 5" x 13' 11" (7.45m x 4.24m)  
Two double glazed roof windows the front offering views over rooftops of town towards Hoad Hill and Monument. Radiator.

**EXTERIOR**

Front forecourt with low retaining wall and path to front door. The rear offers an enclosed yard with power, water point and door to rear service lane.

