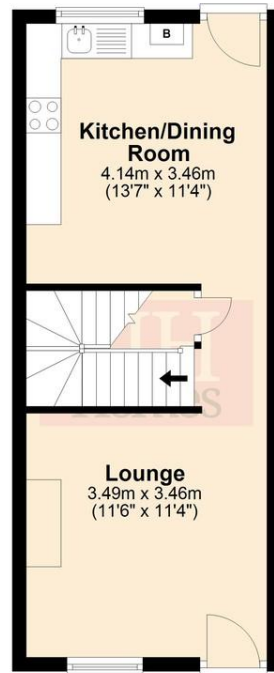
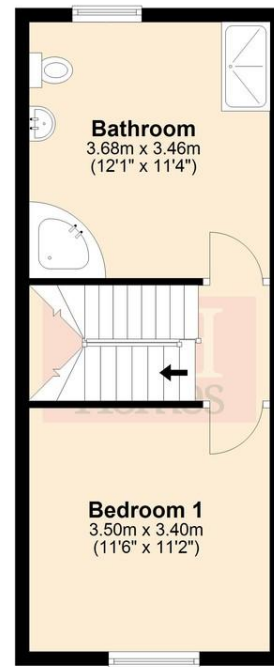


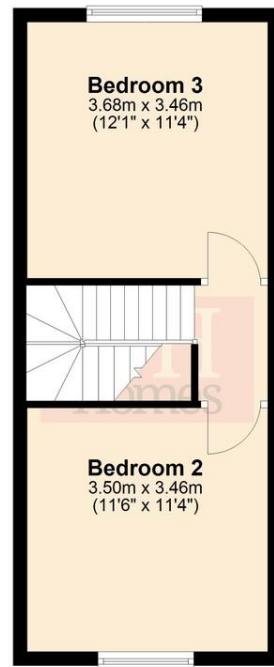
**Ground Floor**  
Approx. 35.4 sq. metres (381.0 sq. feet)



**First Floor**  
Approx. 31.1 sq. metres (334.4 sq. feet)



**Second Floor**  
Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

**DIRECTIONS**

From the offices of JH homes proceeding on foot continue down Market Street turn into Union Street and first right into Union place where the property is the last Cottage on the left-hand side.

The property can also be found using the following What3words: <https://w3w.co/acid.cubic.claims>

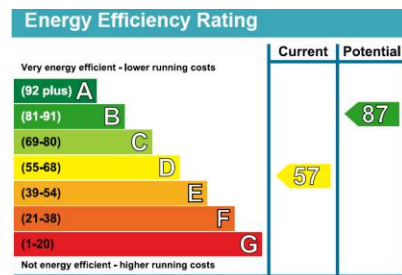
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric and 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.



**£215,000**



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**8 Union Place,  
Ulverston, LA12 7HS**  
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](mailto:contact@jhhomes.net)

Attractive traditional three storey terraced home in central Ulverston which is presented to a good standard and offers a charming property with character that needs to be viewed to be appreciated. Offering spacious accommodation with gas central heating system and double glazing, pleasant forecourt with privet hedge, attractive rear courtyard area with canopy which has power and permit parking. Comprising of lounge with wood burning stove, kitchen/diner with traditional flagged floor with three double bedrooms and spacious bathroom over two further floors. In all an excellent property with early inspection invited and recommended.



Accessed through a PVC door with glazed inserts into:

**LOUNGE**

11' 6" x 11' 4" (3.51m x 3.46m)

Cosy room with multi fuel stove set onto a flagged hearth with rustic wooden mantel shelf over with shelved alcove with traditional doors to side. Cupboard housing electric meter and circuit breaker points, uPVC double glazed window to front with frosted glass effect the lower section and deep windowsill. Overhead light, radiator and open access to stairs leading to first floor. Open access to kitchen/diner.

**KITCHEN/DINER**

13' 7" x 11' 4" (4.14m x 3.46m)

Fitted with a range of base, wall and drawer units with worktop over incorporating inset sink and drainer with mixer tap, metallic bar handles and black tiled splash backs. Integrated low level electric oven and gas hob with cooker hood over. Radiator, slate flagged floor, tall unit housing the Worcester gas boiler for the heating and hot water systems. UPVC double glazed window to rear looking to the courtyard and PVC door with double glazed inserts. Door to useful under stairs store.

**FIRST FLOOR LANDING**

Radiator and access to a bedroom and bathroom.

**BEDROOM**

11' 6" x 11' 2" (3.51m x 3.4m)

Double room with radiator and decorative fireplace with cast hob grate and slate hearth, uPVC double glazed window to front, ceiling light point and power points.

**BATHROOM**

12' 1" x 11' 4" (3.68m x 3.45m)

Modern four piece suite comprising of corner bath with shower attachment, wash hand basin with waterfall tap set onto wood grain vanity unit with storage under, matching low flush WC with concealed cistern and walk-in shower cubicle with rain head shower and flexi-track spray. Modern panelling around the bath, sink and shower cubicle and grey tile effect vinyl flooring.



**SECOND FLOOR LANDING**

Access to two further bedrooms.

**BEDROOM**

11' 5" x 11' 3" (3.50m x 3.44m)

Double room with overhead light, radiator and power points. UPVC double glazed low-level window to front overlooking the car park and beyond.

**BEDROOM**

11' 3" x 12' 1" (3.44m x 3.70m)

Further double room with power points, overhead light and radiator. Low-level uPVC double glazed window to rear.

**EXTERIOR**

To the front of the property is a flagged path leading to the front door with box hedge and front forecourt area. To the rear is an attractive and enclosed rear courtyard garden with sunny aspects, flagged flooring and to the end an excellent modern covered store with power.

