



#### DIRECTIONS

From our office proceed down Market Street and at the roundabout take the second exit continuing out of Ulverston along A590 after a short distance at the traffic lights turn right into Quebec Street. Proceed down Quebec Street and turn first left into Devonshire Road and the property is located on the left next to the shop.

The property can be found by using the following "What Three Words" <https://what3words.com/latitudes.verbi.cicles>

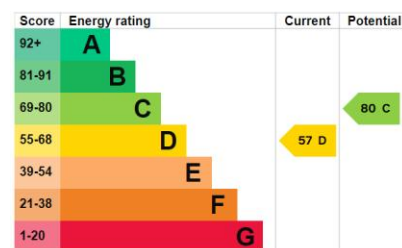
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains gas, electric, water and drainage are all connected.



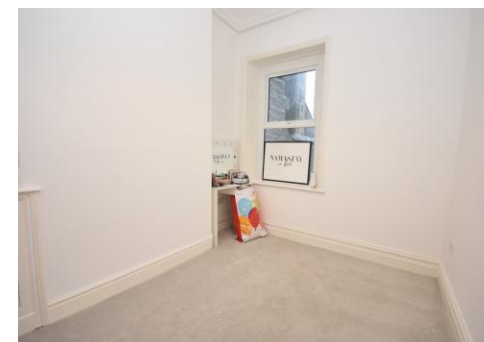
#### Estate Agency Act 1979

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.

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£225,000



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For more information call **01229 445004**

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Fabulous traditional Victorian three storey property situated in a convenient location offering easy access to the town centre and amenities. Offering a spacious comfortable family home with accommodation comprising of spacious hall, lounge, dining room, modern kitchen an utility, cellar to the lower ground floors, two shower rooms and four double bedrooms over the two upper floors. Pleasant front forecourt and an endosed yard to rear. UPVC double glazing and gas fired central heating system with light attractive modern white decor. This is an excellent home that will be fully appreciated upon internal inspection and is considered suitable to a range of buyers including the family purchaser and early viewing is invited to appreciate this comfortable and stylish property.



Accessed through a modern composite door with double glazed inserts and further double glazed pane to door frame, opening directly to:

**HALL**  
Coving to ceiling, radiator and stairs towards the rear to first floor. Internal doors to lounge, dining room and kitchen.

**LOUNGE**  
12' 3" x 12' 4" (3.73m x 3.76m)  
Central fireplace feature with white painted surround, conglomerate style inset and hearth housing feature fire, uPVC double glazed window to front, radiator, decorative coving and ceiling light rose.

**DINING ROOM**  
11' 10" x 9' 6" (3.61m x 2.9m)  
Situated to the rear of the property with traditional alcove cupboard, radiator and uPVC double glazed window looking to rear yard.

**KITCHEN**  
15' 2" x 9' 5" (4.62m x 2.87m)  
Well proportioned modern fitted kitchen with an attractive range of base, wall and drawer units with wood grain effect work surface over incorporating white ceramic traditional style sink and mixer tap. Integrated electric hob with cooker hood over, electric oven and grill as well as built-in fridge freezer. Modern wood grain laminate style flooring, radiator, spotlight track to ceiling and two uPVC double glazed windows. Access to cellar and access to utility room.

**UTILITY ROOM**  
6' 8" x 9' 6" (2.03m x 2.9m)  
Continuation of the units and worksurfacing from the kitchen with recess under suitable for washing machine, dishwasher freezer etc. Stainless steel sink unit with mixer tap, uPVC double glazed window offeringan outlook towards Hoad Hill and Monument in the distance. PVC double glazed door to side, continuation of flooring from the kitchen, access point to loft and modern radiator.

**CELLAR**  
Main cellar room with electric light, power and housing the gas and electric meters. To the side of the main room is the former coal store area which is no longer in use.

**FIRST FLOOR LANDING**  
Split at the three-quarter landing with a short flight of steps to the shower rooms and main landing with access to two bedrooms and stairs to the second floor.

**SHOWER ROOM**  
9' 4" x 9' 6" (2.84m x 2.9m) widest points  
Fitted with a modern three piece suite comprising of glazed shower cubical with fixed rain headshower and flexi track spray with tiling to the surrounds, modern vanity unit housingsink with mixer tap and cupboards underneath and concealed cistem for WC with push button flush. Tiling to splash back, mirror above the sink, radiator and uPVC double glazed pattern glass window. Cupboard to side gives access to an airing cupboard with radiator and shelving.

**SHOWER ROOM**  
6' 7" x 6' 4" (2.01m x 1.93m)  
Fitted with a three piece suite in white comprising of glazed shower cubicle with electric shower and tiled surround, WC with push button flush and wash hand basin with mixer tap, glass shelf, mirror above and storage cupboard under. Slate shaded tile floor, white ladder style towel radiator and uPVC double glazed pattern glass window.



**BEDROOM**  
12' 3" x 16' 0" (3.73m x 4.88m)  
Lovely and spacious double room with coving to ceiling, central fireplace feature with white marble fire surround, black painted cast inset, radiator, two uPVC double glazed windows, ceiling light point and power sockets.

**BEDROOM**  
11' 10" x 10' 0" (3.61m x 3.05m)  
Further double room, traditional fireplace feature with black slate style surround and painted cast inset. Alcove cupboard with double doors, hanging rail and shelf. UPVC double glazed window and coving to ceiling.

**SECOND FLOOR LANDING**  
Feature pointed stone wall, skylight giving natural light to stairwell, doors to two bedrooms and traditional storage cupboard.

**BEDROOM**  
12' 3" x 16' 0" (3.73m x 4.88m)  
Double room with ample power sockets, ceiling light point, radiator and uPVC double glazed window to front.

**BEDROOM**  
11' 10" x 10' 0" (3.61m x 3.05m)  
Final double room with some slightly reduced head heigh, Velux roof light and radiator.

**EXTERIOR**  
Front forecourt with retaining wall and gated access to the path leading to front door. With front forecourt garden space. To the rear is a useful enclosed rear yard with door to service lane.

**STORE**  
6' 9" x 3' 9" (2.06m x 1.14m)  
Housing "ideal" boiler for the hot water and central heating system and small area of worksurface.

