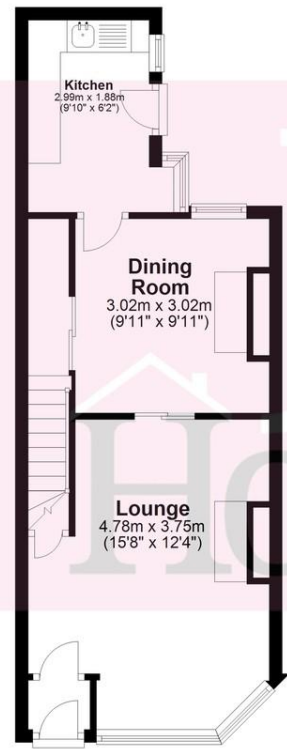


**Ground Floor**  
Approx. 35.5 sq. metres (381.9 sq. feet)



**First Floor**  
Approx. 27.5 sq. metres (296.5 sq. feet)



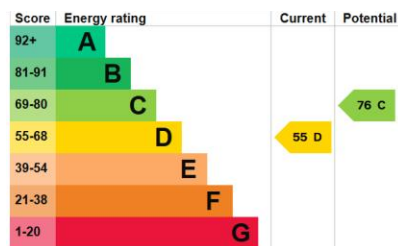
**DIRECTIONS**

From the offices of JH Homes proceed down the cobbled Market Street and at the roundabout take the 3rd turn onto the Ellers with the Ford Garage on your left. Take the first right onto Chapel Street, at the junction proceed straight a head and turn right immediately before the Railway Bridge towards Garden Terrace.

The property can also be found by using the following "What Three Words" What3Words  
<https://w3w.co/communal.closets.dispenser>

**GENERAL INFORMATION**

TENURE: Freehold  
COUNCIL TAX: C  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, water and electricity 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.



**£160,000**



2



2



1

**8 Garden Lea,  
Ulverston, LA12 0BB**

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)

Great opportunity to purchase a lovely mid terraced house in this garden fronted crescent located just off Chapel Street. This traditional home has been occupied by the family for many years and is now offered for sale vacant and having no upper chain. Having been well cared for and whilst now requires general modernisation has majority uPVC double glazing, gas fired central heating system and offers great potential to create a comfortable home in this convenient town location. Comprising of vestibule, lounge, dining room, kitchen and to the first floor two bedrooms and a shower room. With a pleasant long front garden, yard with border area and two useful stores to the rear. Considered suitable for a range of buyers including the first-time purchaser with convenient access to the town centre, local primary school and other amenities including Lightburn Park a short walk away. In all a great opportunity with early viewing invited.



Accessed through a PVC front door opening into:

**VESTIBULE**

Glazed panel door to lounge.

**LOUNGE**

15' 8" x 12' 4" (4.78m x 3.76m)

UPVC double glazed Bay window with fitted blinds offering a pleasant aspect to the front garden area, feature, gas fire with living flame set to hearth, door to useful under stairs store and radiator. Sliding door to dining room.

**DINING ROOM**

9' 11" x 9' 11" (3.02m x 3.02m)

Fitted gas fire, uPVC double glazed window and radiator. Shelving to alcoves, door to kitchen and sliding door to an inner hall with stairs to first floor.

**KITCHEN**

9' 10" x 6' 2" (3m x 1.88m)

Fitted with a range of traditional base and drawer units with worktop over incorporating stainless-steel sink and drainer with mixer tap and tiled upstands. Recess and point for electric cooker and cupboard housing the electric meters above the sink. UPVC double glazed window, further small single glazed window and door to rear.

**INNER HALL**

Shelving and high level single glazed window. Stairs to first floor.

**FIRST FLOOR LANDING**

Doors to two bedrooms and shower room.



**BEDROOM**

10' 5" x 12' 4" (3.18m x 3.76m)

Double room with initial entry area and uPVC double glazed window with fitted blind offering an aspect to the front gardens. Radiator and light.

**BEDROOM**

9' 4" x 6' 8" (2.84m x 2.03m)

Single room to the rear with uPVC double glazed window and radiator.

**SHOWER ROOM**

Three-piece suite in white comprising of WC, pedestal wash hand basin with glass shelf and mirror above and bifold door to glazed shower cubical with thermostatic shower. Full tiling to one wall, radiator, uPVC double glazed window and built in boiler cupboard housing the Valiant gas combi boiler for the heating and hot water systems.

**EXTERIOR**

Approached via a shared pathway with the garden to the right being ours, the garden area is stocked with shrubs and bushes and there is a seating area in front of the bay window. To the rear is an enclosed yard with door to service lane.

