

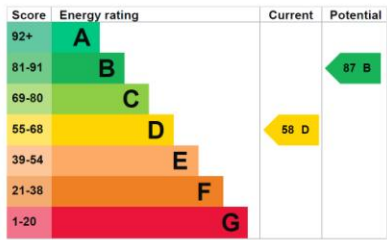
DIRECTIONS

On foot, leaving the office of JH Homes turn left into Market Street, then right into King Street. Follow the road to the mini roundabout turning left up the hill to Soutergate where the property can be found your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/folders.manicured.asserts>

GENERAL INFORMATION

TENURE: Freehold  
COUNCIL TAX: A  
LOCAL AUTHORITY: Westmorland & Furness Council  
SERVICES: Mains drainage, gas, electric, 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.

JH  
Homes

£190,000



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44a Soutergate,  
Ulverston, LA12 7ES  
For more information call **01229 445004**  
2 New Market Street  
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Superb traditional terrace cottage situated in the historic area of Soutergate in the heart of the popular market town of Ulverston. The cottage is both spacious and deceptive offering versatility with lounge, kitchen, two bedrooms and bathroom laid out over three floors. Complete with uPVC double glazing, gas central heating system and a lovely enclosed rear courtyard garden space offering a relaxing seating area in the heart of the town. Offering an immense amount of character with beamed ceiling to the top floor bedroom and superb potential to personalise plus residents permit parking. Close by is Ulverston town centre itself with regular bus routes to Barrow town centre, Kendal and the train station. Offering a most individual home of character offered vacant and with no upper chain.



Accessed through a PVC door into:

**LOUNGE**

11' 9" x 10' 1" (3.58m x 3.07m)  
UPVC double glazed windows to front, exposed stone wall with multifuel stove, radiator and open to:

**KITCHEN**

11' 7" x 10' 1" (3.53m x 3.07m)  
Fitted with a good range of base, wall and drawer units with contrasting worktop over incorporating sink and drainer with mixer tap and recess tiling. Space and point for electric cooker and space and plumbing for slim line dishwasher. Stairs to first floor and door to rear yard.

**FIRST FLOOR LANDING**

Understairs cupboard with space and plumbing for washing machine. Door to a bedroom and bathroom and stairs to second floor.

**BEDROOM**

11' 6" x 10' 1" (3.51m x 3.07m)  
Double room with uPVC double glazed window to front and radiator.



**BATHROOM**

Three piece suite in white comprising of WC, wash hand basin and bath with shower over. Over stairs cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to rear.

**BEDROOM**

23' 9" x 9' 11" (7.24m x 3.02m)  
UPVC double glazed window to front, roof window, radiator and shelving.

**EXTERIOR**

Door to access enclosed rear courtyard with gate to side.

