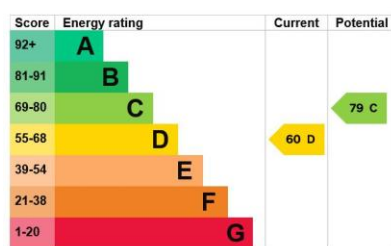


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.



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PARKING

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.

8 Richmond Terrace, Ulverston, LA12 0BU

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Exceptional, traditional Victorian townhouse which is situated in a most pleasing and convenient location within the centre of Ulverston. Offering a stylish family home that has been modernised yet retains many of the original features creating a charming home of interest and character within walking distance of the town centre and amenities. Benefitting from private off road parking, attractive garden with summer house and a high standard of presentation throughout. Comprising of entrance hall, lounge, dining room, kitchen, utility and WC to the ground floor with four double bedrooms, study, WC and stylish bathroom over the upper two floors. Complete with gas fired central heating system and double glazing including modern wooden double glazed sash windows to the front. With a high standard of presentation throughout, creating a wonderful, welcoming home that will not disappoint. The property is offered vacant with no upper chain and early viewing is recommended.

DIRECTIONS

Proceeding on foot from the office of JH Homes continue up New Market Street to County Square with the Coronation Hall on your left. Continue straight across the road at the pedestrian crossing and proceed down Victoria Road, take the first turning on the right into Kings Road by the side of the library and at the end of Kings Road you'll be facing Richmond Terrace where the property can be found down the road on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/clicker.loft.inferior>

GENERAL INFORMATION

INFORMATION TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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





Accessed from a short flight of steps, along a block set path through the front garden to the modern double glazed composite front door opening to:

ENTRANCE HALL

Well preserved traditional tiled floor, coving to ceiling and archway to the rear with wood-stained skirting boards, architraves and dado rail. Stairs to first floor, fitted coat hooks to wall and doors to lounge, dining room and kitchen.

LOUNGE

16' 2" x 12' 9" (4.93m x 3.89m)

Accessed via a beautiful half glazed leaded stained-glass door, double glazed bay window to the front offering a lovely aspect to the front garden, parking area beyond and lower garden and further views to the side towards Hoad Hill and Monument. Picture rail, detailed coving and ornate ceiling light rose and slate fireplace with tiled hearth housing stove.

DINING ROOM

11' 3" x 12' 2" (3.43m x 3.71m)

Picture rail and coving, wooden fire surround with tiled hearth and open decorative and cast-iron grate. Radiator and double-glazed sash window to the rear looking to the enclosed yard, striped wood flooring and central ceiling light point.

KITCHEN/DINER

16' 6" x 10' 3" (5.03m x 3.12m)

Fitted with a comprehensive range of modern base, wall and drawer units with wood grain effect work surface over incorporating one and a half bowl sink and drainer and glass style splash back. Integrated Siemens slim line dishwasher, Siemens double oven and grill, Siemens fridge/freezer and Siemens induction hob with modern cooker hood over. Modern column radiator, inset LED lights to ceiling, additional pelmet lighting and polished flag floor. Traditional doors to the rear hall and cellar, uPVC double glazed window and half glazed door to yard.

INNER HALL

Double glazed door to yard and internal doors to WC and Utility.

WC

UPVC double glazed window, flagged floor, low level WC and pedestal wash hand basin.

UTILITY ROOM

7' 8" x 7' 2" (2.34m x 2.18m)

Area of work surface and shelving, recess and plumbing for washing machine, electric meter and circuit breaker control point. Wall mounted Worcester gas combi boiler for the central heating and hot water systems.

CELLAR

14' 10" x 12' 10" (4.52m x 3.91m)

Accessed from the kitchen by way of a set of stone steps and is divided into two areas with flagged floor, electric light and radiator.

FIRST FLOOR LANDING

Turn at the three-quarter landing with a split leading to the main landing, WC and bathroom. Door to a built in storage cupboard and half glazed door to WC. The main landing offers access to two further bedrooms, study and stairs to the second floor.

WC

Fitted with a push button flush WC and pedestal wash basin. Skylight and radiator.

BATHROOM

13' 2" x 10' 4" (4.01m x 3.15m)

Fitted with a Burlington, white three-piece suite of a traditional style comprising of roll top central bath with standing mixer tap and shower attachment, wash hand basin with glass shelf and mirror above, set onto a washstand with storage cupboard under and glass shower cubicle with thermostatic shower offering a fixed rain head and flexi track spray within a tiled cubicle. Chrome towel radiator, radiator, traditional fireplace feature and uPVC double glazed window. Small, shelved storage cupboard and wood grain effect flooring in a herring bone pattern.

BEDROOM

13' 6" x 12' 8" (4.11m x 3.86m)

Double room to the front of the property with traditional coving to ceiling and central fireplace feature with white marble fire surround and cast feature inset. Radiator and wooden double glazed sash window offering a fabulous aspect down to the parking area, garden, and beyond the neighbouring properties towards Hoad Monument.

BEDROOM

11' 8" x 11' 7" (3.56m x 3.53m)

Double room to the rear with central decorative fireplace, cast inset and painted surround, uPVC double glazed sash window to rear looking down to the rear yard and coving to ceiling.

STUDY

9' 5" x 4' 9" (2.87m x 1.45m)

Double glazed sash window to front offering a pleasant open aspect, radiator, electric light and power.

SECOND FLOOR LANDING

UPVC double glazed window to half landing. The main landing has access to a loft area and doors to two bedrooms.

BEDROOM

12' 5" x 18' 6" (3.78m x 5.64m)

Full width double room with double glazed dormer window to front offering a fabulous aspect down to the garden and over the rooftops of Ulverston with Hoad Hill & Monument to the left, two radiators and painted beam.

BEDROOM

11' 6" x 11' 8" (3.51m x 3.56m)

Further double room to the rear with low level uPVC double glazed sash window, cast painted, feature fireplace, radiator, electric light and power.

EXTERIOR

To the front of the property is a pleasant well presented forecourt garden stocked with a variety of trees, shrubs and bushes with two areas of lawn and central brick set path leading to the front door.

Across the front access lane is a parking bay offering private parking. From here there is gated access to steps leading down to the front lower garden which offers an area of lawn, shrubs and bushes as well as a flagged path and patio seating area with wooden garden room making great seating area.

To the rear of the property is a well presented good sized enclosed flagged yard offering a pleasant seating area with stepped access to the rear service lane.

