



DIRECTIONS

Proceeding on foot from the office of JH Homes walk across Buxton Place car park until reaching Fountain Street, at the crossing cross to the other side of the road walking against the traffic before taking the turning on your left onto Hart Street. Continue along Hart Street past the former Hartley's Brewery Site where the property is situated facing Burlington Street on the left hand side of the road.

The property can be found by using the following "What Three Words" <https://w3w.co/inspects.pizzas.blank>

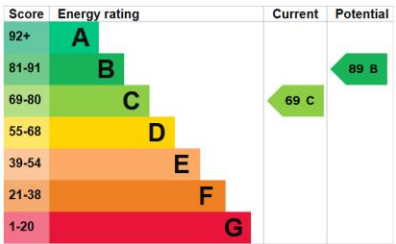
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including, gas, electric, water and drainage



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.



£150,000



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9 Hart Street,
Ulverston, LA12 7HY

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Traditional three story mid terrace house situated in this convenient location close to the town centre. Offering a comfortable three bedroom property suited to a range of buyers including the first-time purchaser. Offering gas fired central heating system, majority double glazing and is offered vacant with no upper chain. Comprising of lounge, kitchen to the ground floor with three bedrooms and family bathroom over a further two floors. Complete with shared yard area to the rear with a former WC for storage. The location offers convenient access to the town and amenities, and this lovely property offers a comfortable home with early viewing invited.



Accessed through a PVC double glazed front door opening to: **FIRST FLOOR LANDING**
Access to bedroom and bathroom with stairs to second floor.

LOUNGE

12' 3" x 10' 11" (3.75m x 3.35m)
Central, feature fireplace with pine fire surround with cast iron and tiled inset and slate hearth with an open grate for a real fire. UPVC double glazed sash window to front, meter cupboard and telephone point. Wood grain laminate flooring, radiator, to the rear of the room stairs to first floor and door to the kitchen.

KITCHEN

9' 6" x 8' 7" (2.9m x 2.62m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and and tiled splash backs. Electric cooker, and fridge freezer. Radiator, uPVC double glazed window and PVC double glazed stable door with opening upper pane opening to rear. Wood grain laminate style flooring and under stairs storage area with tumble dryer.

BEDROOM

11' 0" x 10' 9" (3.36m x 3.30m)
Double room with uPVC window to front that looks towards Burlington Street, radiator, electric light and power.

BATHROOM

10' 10" x 5' 7" (3.32m x 1.72m)
Three piece suite in white comprising panelled bath with glazed shower screen and mixer tap shower fitment, pedestal wash hand basin and WC. Tiling to splash backs, radiator and built-in cupboard with washing machine.



SECOND FLOOR LANDING

Skylight, exposed beam and access point to loft.

BEDROOM

10' 9" x 9' 11" (3.29m x 3.03m)
Further double room to the top of the house with uPVC double glazed window to front, feature beam, radiator, spotlight to ceiling and socket.

BEDROOM

10' 11" x 4' 11" (3.33m x 1.5m)
Single room with radiator, exposed beam and traditional skylight. Cupboard to the corner of the room housing the Gloworm boiler for the heating and hot water systems.

EXTERIOR

To the rear there is a shared yard area with former WC for fuel store and storage and a passage accesses the side lane.

