



DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street. At the end go round the roundabout and take the third turn onto the Ellers. Take the first right by the Funeral Directors, continue straight at the junction and then first right onto Lightburn Road where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/winner.much.seriously>

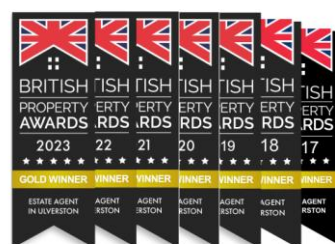
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, electric, gas and 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

£250,000



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GARAGE

14 Lightburn Road,
Ulverston, LA12 0AU

For more information call **01229 445004**

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

We are delighted to bring to the market this fabulous traditional stone fronted terraced home, situated in this excellent and convenient location close to the town centre. Very well presented by the current owner and is reluctantly offered sale due to relocation the property offers a stylish well-presented home with many traditional features retained which are complimented with uPVC double glazing, gas fire central heating system, modern kitchen and bathroom. Comprising of entrance hall, lounge, dining room, spacious kitchen and the first floor three double bedrooms and bathroom. Excellent advantage of a modern detached garage to the rear with electric roller door for both parking and storage. In all a superb property in a most convenient location that will not disappoint, with early viewing invited and recommended.



Accessed through a gated front forecourt with short path to PVC double glazed front door with oval pattern glass panes and matching window to door frame opening to:

ENTRANCE HALL

Original tiled floor, coving to ceiling and feature arch to the end of the hall with stairs to first floor. Radiator with useful shelf above and traditional stripped wood door into dining area.

DINING ROOM

12' 10" x 11' 6" (3.91m x 3.51m)
UPVC double glazed window to rear with fitted blind looking to the yard area, feature fireplace recess with the exposed brick arch and slate hearth for decorative purposes and radiator. Arch to lounge and traditional pine door to kitchen with inner hall offering door to an understairs cupboard.

LOUNGE

12' 7" x 11' 6" (3.84m x 3.51m)
Traditional coving to ceiling, rectangular uPVC double glazed bay window with blinds to the front and radiator under. Central fireplace with rustic wooden mantle shelf, slate hearth housing multi fuel stove.

KITCHEN

17' 5" x 8' 8" (5.31m x 2.64m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and light tiled splash back. Integrated oven and five burner gas hob with tiled splash back and cooker hood over. Space for fridge freezer, recess and plumbing for washing machine and integrated dishwasher. Wall mounted Main gas combi boiler for the heating and hot water system, slate style tiled floor, uPVC double glazed window and door with pattern glass pane to the yard.

FIRST FLOOR LANDING

Three quarter landing where the staircase splits and returns to the main landing area with three steps giving access to the rear landing with doors to a bedroom and bathroom. The main landing has a built in storage cupboard with pine double doors and further stripped pine doors with brass handles to two further bedrooms.

BEDROOM

11' 0" x 14' 11" (3.35m x 4.55m)
Full width double room with a pair of uPVC double glazed windows to the front with blinds offering a good degree of natural light, two radiators, electric light and power.



BEDROOM

12' 10" x 9' 0" (3.91m x 2.74m)
Further double room to the rear of the property with uPVC double window with fitted wooden blind, radiator, electric light and power.

BEDROOM

8' 8" x 9' 5" (2.64m x 2.87m)
Situated to the rear of the property with uPVC double glazed window, radiator and ceiling light point.

BATHROOM

Fitted with a three piece suite in white, comprising of panelled bath with glazed shower screen, mixer tap and over bath thermostatic shower, pedestal wash hand basin and WC with pushbutton flush. UPVC double glazed pattern glass window, woodgrain laminate style flooring, full tiling to walls, chrome ladder style towel radiator and extractor fan to wall.

EXTERIOR

To the front is a pleasant forecourt area with gate and slate tiled path to the front door. There is a low wall to the front and a slate gravel area for seating etc. To the rear is a yard with door to garage and gate to service lane.

GARAGE

15' 2" x 9' 8" (4.62m x 2.95m)
PVC door with double glazed insert and side window, electric roller door, electric light and numerous power points. Area of loft storage, two Velux roof lights, workbench and shelving to the far wall.

