

DIRECTIONS

From the centre of Ulverston proceed along the A590 leaving town in the Kendal Direction, after the pedestrian crossing, turn right onto North Lonsdale Road continue along North Lonsdale Road, passing Travis Perkins where the property can be found a little further up on the right. If you find Kennedy Street on your left you have gone too far.

The property can be found by using the following "What Three Words" <https://w3w.co/encloses.gadget.renovated>

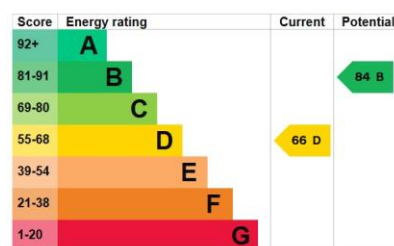
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

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134 North Lonsdale Road,
Ulverston, LA12 9DZ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Comfortable traditional terraced home in this popular location within a few minutes drive of Ulverston town centre. Having a pleasant front forecourt with Maple tree and offers accommodation perfect for range of buyers and particularly suited to the first-time purchaser. Comprising of entrance hall, lounge, dining area, fitted kitchen and utility to the ground floor with two double bedrooms and family bathroom to the first floor. Complete with gas fire central heating system, uPVC double glazing and a good standard of presentation throughout plus pleasant sunny enclosed yard offering outside seating space with a covered area and open fields across the service lane to the rear. Reluctantly offered for sale due to a growing family and early inspection is both invited and recommended to appreciate this comfortable home.



Accessed through a PVC front door with pattern glass pane opening directly to:

ENTRANCE HALL

Tiled floor, radiator behind a decorative cover, stairs to first floor and door to dining room.

DINING ROOM

13' 10" x 10' 8" (4.22m x 3.25m)
Inset lights to ceiling, uPVC double glazed window with fitted blind looking to the rear yard. Woodgrain laminate flooring, radiator and modern panel door to kitchen. Open double doorway to:

LOUNGE

13' 10" x 10' 8" (4.22m x 3.25m)
Wooden mantel shelf and open recessed display to alcove, radiator, uPVC double glazed window to front with blind and light wood grain laminate flooring.

KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m)
Initial entry way with door to a useful understairs cupboard. Fitted with a range of modern base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer rap and tiling to splash backs. Integrated low level oven gas hob above with cooker hood over, tiling to floor, radiator and inset lights to ceiling. Open access to:

UTILITY ROOM

6' 6" x 6' 7" (1.98m x 2.01m)
Space for freestanding American style fridge/freezer, space and plumbing for washing machine and wall mounted boiler for the hot water and heating system. UPVC double glazed window and PVC double glazed, French doors to the rear yard.

FIRST FLOOR LANDING

Access to two bedrooms, bathroom and loft.



BEDROOM

11' 1" x 13' 8" (3.38m x 4.17m)
Full width, double bedroom with uPVC double glazed window to the front, radiator and inset lights to ceiling.

BEDROOM

13' 11" x 8' 6" (4.24m x 2.59m)
Further double room with inset lights to ceiling, radiator and uPVC double glazed window to rear looking towards the open outlook.

BATHROOM

10' 1" x 6' 8" (3.07m x 2.03m)
Three piece suite comprising of low level, dual flush WC, corner bath with shower screen and electric shower over and wall hung wash hand basin with mixer tap. Tiling to splash backs, uPVC double glazed window, radiator and mirror over sink.

EXTERIOR

To the front of the property is a pleasant front forecourt area with slate chippings and path to the front door with attractive mature maple tree. To the rear is a yard area which is well presented with a Perspex covered seating area with outside water tap and stable door to rear service lane.

