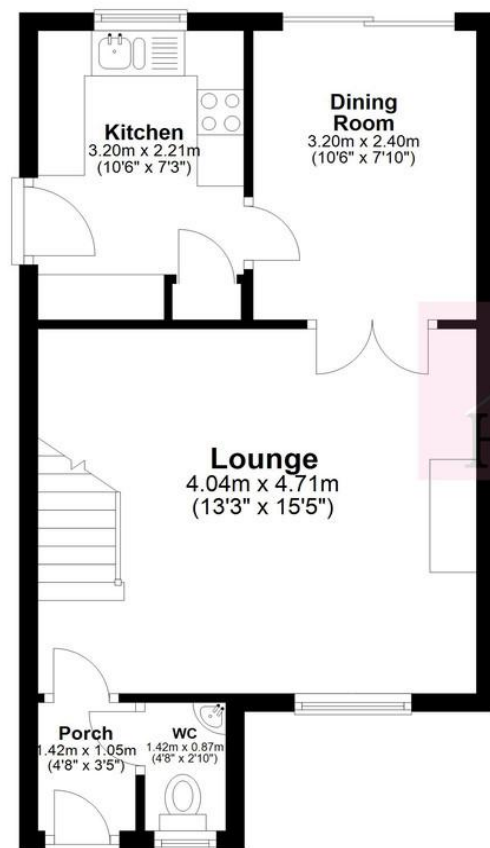
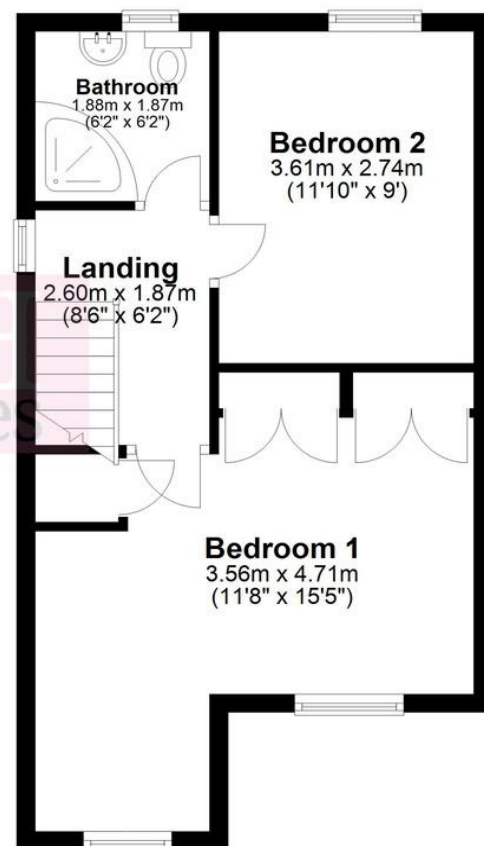


Ground Floor



First Floor



DIRECTIONS

From the office of JH Homes proceed up the cobbled Market Street and at the Market Cross continue straight to the right-hand side of the Farmers Arms Public House onto Daltongate. Continue and just after the narrowing of the road there is a turn on the left into Fallowfield Avenue, dropping down Fallowfield Avenue take the first turn on the left into Deerfield.

The property can be found by using the following "What Three Words". what3words <https://w3w.co/intend.announced.gifts>

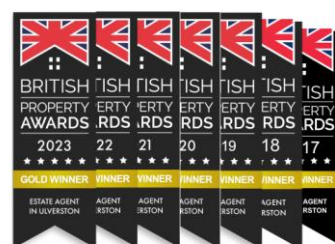
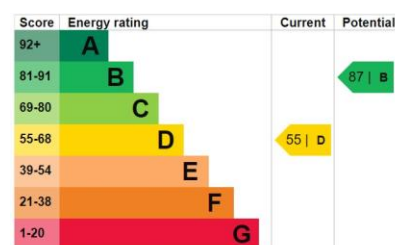
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

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

£250,000



2



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OFF ROAD
PARKING

4 Deerfield, Ulverston,
LA12 7XB

For more information call **01229 445004**

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

Situated in a small cul-de-sac in this popular and sought after residential location, offering a quiet position yet convenient access to the town centre of Ulverston and its amenities. Well-proportioned semi-detached house with off-road parking and garden space to front and rear. Offering a comfortable home with great potential for general modernisation and a superb opportunity to personalise. The property offers accommodation comprising of entrance hall, WC, lounge, dining room, kitchen, shower room and two bedrooms, the master bedroom is formed from combining two rooms into one larger room. The property was originally planned as a three bed house. There is double glazing, gas central heating system and although offering potential for modernisation, is still a comfortable home. The property is offered vacant upon completion, available from the end of the year.



Accessed through a wooden door into:

PORCH

Multi pane door to lounge and entrance door to:

WC

Two piece suite comprising of WC and wash hand basin. Central heating radiator and smaller window to front.

LOUNGE

13' 3" x 15' 5" (4.04m x 4.7m)
Feature staircase leading to first floor with wooden newel post and handrail, door to under stairs storage cupboard. Central fireplace featuring wooden fire surround, inset and hearth with a fitted electric fire. Well-proportioned room with double-glazed window to front and set of multipaned French doors opening to:

DINING ROOM

10' 6" x 7' 10" (3.2m x 2.39m)
Set of double-glazed patio doors to rear garden, central heating radiator, two wall light points and door to:

KITCHEN

10' 6" x 7' 3" (3.21m x 2.21 m)
Fitted with a range of base, wall and drawer units with pattern worktop over incorporating one single drainer sink with mixer tap and splash back tiling. Recess and plumbing for washing machine and dishwasher, gas hob with cooker hood above and low-level oven. PVC double glazed door to side with pattern glass pane and wood framed double glazed window to rear looking to garden area.

FIRST FLOOR LANDING

Doors to bedrooms and shower room, access point to loft and window to side.



BEDROOM

15' 5" x 11' 8" (4.7m x 3.56m)
Created from combining bedrooms one and three from the original designed three-bedroom house. Two double glazed windows, central heating radiator, over stairs storage cupboard and built-in wardrobes to one wall.

SHOWER ROOM

Fitted with three piece suite in white comprising of WC, pedestal wash hand basin and quadrant shower cubicle. Tiling to walls, double-glazed pattern glass window and central heating radiator.

BEDROOM

11' 10" x 9' 0" (3.6m x 2.74m)
Situated to rear of the property with radiator and double-glazed window overlooking garden area.

EXTERIOR

Brickset driveway and graveled front garden area with shrubs and bushes. Doors leading to side of house with car port/store beyond. Rear garden seating area flagged with gravel, offering pleasant sunny aspects and a comfortable outdoor space for entertaining and recreation.

