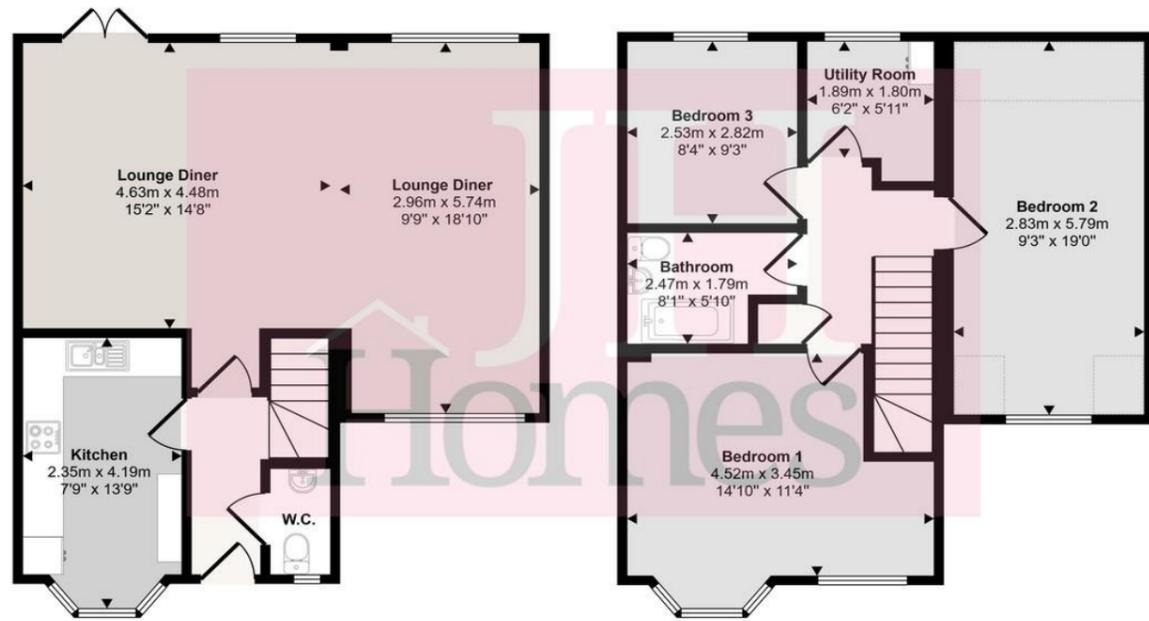


Approx Gross Internal Area  
113 sq m / 1214 sq ft



Ground Floor  
Approx 56 sq m / 605 sq ft

First Floor  
Approx 57 sq m / 609 sq ft

Denotes head height below 1.5m

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 Snappy 360.

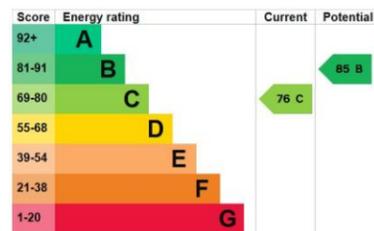
**DIRECTIONS**

From the office of JH Homes, proceed down the cobbled market street and at the roundabout take the first exit onto Brewery Street, then right after the zebra crossing onto Hart Street. Continue along Hart Street past the former Hartley's Brewery Site and take the second turn on the left into Victoria Park.

The property can be found by using the following "What Three Words" :<https://w3w.co/quibble.verse.aimed>

**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

£400,000



1



3



1



OFF ROAD PARKING

26 Victoria Park, Ulverston,  
LA12 7TT

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Attractively presented detached family home in this excellent location that offers convenient access to the nearby town centre and amenities of the popular market town of Ulverston. This excellent home has been greatly improved and altered by the current owners and offers an extremely comfortable and well-presented home perfect for a range of buyers, from the professional couple to young family. The property was originally designed and built as a four-bedroom home but due to the significant alteration, now offers three bedrooms with a first floor utility room. The property has an impressive open plan lounge/dining room which incorporates the former garage creating a fantastic room that will be appreciated upon inspection. Modern stylish kitchen fitted within the last three months and a good standard of presentation throughout, the property has undergone landscaping to the rear. This excellent home is considered a great purchase opportunity in this most popular and convenient location and early viewings are both invited and recommended through the Office of JH Homes.



Accessed through modern feature front door with arch leaded and pattern glass panes opening to:

#### ENTRANCE HALL

Coat hooks to wall, radiator with shelf above and wood grain flooring which extends through the hall into the adjacent lounge/dining room. Gives access to kitchen, ground floor WC and stairs to first floor.

#### WC

Useful ground floor facility with two piece suite comprising of toilet with push button flush and pedestal wash hand basin with mixer tap and tiled splashback. Radiator, uPVC double glazed pattern glass window, towel rail and tiling to floor.

#### LOUNGE/DINER

18' 10" x 25' 1" (5.74m x 7.65m) max  
Superb and spacious room which is the pinnacle of the property. Perfect for entertaining and dining with removable bar to the corner and continuation of the flooring from the entrance hall. Three uPVC double glazed windows and set of PVC double glazed French doors opening to rear garden. To main lounge, modern electric feature flame effect fire and TV bracket above with concealed wiring. Two radiators, inset lighting to the ceiling as well as additional pin lights; offering a fabulous family room and excellent entertaining area.

#### KITCHEN

13' 9" x 7' 9" (4.19m x 2.36m) max  
Well presented and attractive kitchen fitted within the last three months with a modern range of base and wall cupboards complimented with a high gloss marble effect work surface and matching upstand. Single drainer bowl and a half sink unit and mixer tap with flexible rinse. Bosch electric hob with glass splashback, Bosch cooker hood above and oven below. Integrated fridge freezer with matching decor panels and built-in dishwasher. Benefits from a breakfast bar area with matching surface and radiator underneath, uPVC double glazed bay window with blinds to front, attractive wooden flooring in herringbone design and inset lights to ceiling making a lovely, modern kitchen.

#### FIRST FLOOR LANDING

Stairs lead to first floor with painted newel post handrail and spindles. The landing has a continuation of the handrail and spindles with modern panel doors giving access to bedrooms, utility, bathroom and the loft, with further door to built-in airing/storage cupboard.

#### BEDROOM

11' 4" x 14' 10" (3.45m x 4.52m) max  
Generous double room with recessed area over the stairs making a perfect space for freestanding or built-in wardrobe. Two uPVC double glazed windows with one bay window to front offering a pleasant view beyond the neighbouring properties towards the churchyard and town church. An attractive and well-proportioned master room with two radiators.



#### BEDROOM

19' 0" x 9' 3" (5.79m x 2.82m)  
Further double bedroom with reduced head height to side and dormer window to front with radiator and attractive decor. Spacious room currently used as a bedroom to one end and a home office to the other.

#### BEDROOM

9' 3" x 8' 4" (2.82m x 2.54m)  
Double bedroom currently used as a dressing room/wardrobe/office with radiator and uPVC double glazed window to rear.

#### BATHROOM

Fitted with three piece suite in white comprising of panel bath with over bath thermostatic shower and shower rail, WC with pushbutton flush, pedestal wash hand basin with mixer tap, shelf above and mirrored bathroom cabinet. Electric shaver point, chrome ladder style towel radiator with further towel rail above an extractor fan, tiling to floor and splashback tiling a round shower and sink area.

#### UTILITY ROOM

This was originally the fourth bedroom for the property and has been fitted to create an excellent utility room with shelving, work surface, plumbing for washing machine and space for dryer. Boiler cupboard housing Glowworm gas combi boiler for the heating and hot water systems.

#### EXTERIOR

Great family home set on pleasant plot with brick set driveway offering ample off-road parking and grassed garden area with recently laid turf and flagged path leading to front door. Hedging to side of drive between the neighbouring property along with access to side leading to rear garden. The rear garden is a good size and has been landscaped with porcelain tiles and turf offering an excellent recreation area. It is also fenced/enclosed and receives sun all day, perfect for alfresco dining and entertaining with French doors opening to the house.

