

LEASEHOLD



NEVILLE STREET,  
ULVERSTON,  
LA12 0BL

Offers In Region Of  
**£115,000**

FEATURES

Ground Floor Self Contained Flat	Bathroom & Over Bath Shower
Popular & Convenient Location	Two Bedrooms, one with Fitted Wardrobes
Gas CH System & uPVC Double Glazing	Perfect First Purchase Or Retirement Property
Pleasant Lounge	Parking For One Car
Fitted Kitchen	Vacant, No Upper Chain, Viewing Invited



Off Road  
Parking

JH  
Homes

A comfortable self-contained ground floor apartment in this most convenient and accessible location close to the town centre of Ulverston and its amenities. The property benefits from an off-road parking space and offers accommodation comprising of hall, lounge, kitchen, two bedrooms and a bathroom. Gas central heating system, uPVC double glazing and the property is offered vacant with no upper chain, ideal for the retired purchaser/first time buyer etc. The property shows good further potential and viewing is both invited and recommended with appointments available through the office of JH Homes.

Accessed through PVC double glazed door with central oval pattern glass pane opening to:

style fireplace with electric feature fire. Radiator, coving to ceiling and connecting door to:

and one wall cupboard housing the Maxwell Microturbo 40 gas boiler for the heating and hot water system.

#### **ENTRANCE HALL**

Radiator and doors to bedrooms, bathroom and lounge. Door to built-in airing cupboard with cold water storage tank, hot water tank and shelving as well as useful under stairs built-in store cupboard.

#### **KITCHEN**

*8' 1" x 8' 7" (2.46m x 2.62m)*  
Fitted with a range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob, electric oven, recess and plumbing for a washing machine and space for a freestanding fridge/freezer. Radiator, uPVC double glazed mahogany shaded window to front looking towards Methodist Church

#### **BEDROOM**

*12' 1" x 8' 0" (3.68m x 2.44m) max*  
UPVC mahogany shaded double glazed window with fitted blind. Radiator and fitted range of wardrobes with light wood grain effect decor panel, matching drawer unit and bedside cabinet.

#### **LOUNGE**

*11' 10" x 14' 1" (3.61m x 4.29m)*  
Two uPVC mahogany shaded double glazed windows to front and central conglomerate

#### **BEDROOM**

*7' 9" x 7' 1" (2.36m x 2.16m)*  
Radiator and uPVC mahogany shaded double glazed window with blind.

## BATHROOM

Fitted with a three-piece suite comprising of bath with over bath electric shower, curtain rail and grab handles, pedestal wash hand basin and WC. Radiator, mirror fronted bathroom cabinet with electric shaver light point, extractor fan and uPVC double glazed pattern glass window to side with fitted roller blind. Tiling to splashbacks with border and motive tile.



## EXTERIOR

Has the advantage of a parking space.



## Floor Plan

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 51.8 sq. metres (557.9 sq. feet)

Call us on

**01229 445004**

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[www.jhomes.net/properties](http://www.jhomes.net/properties)

### GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

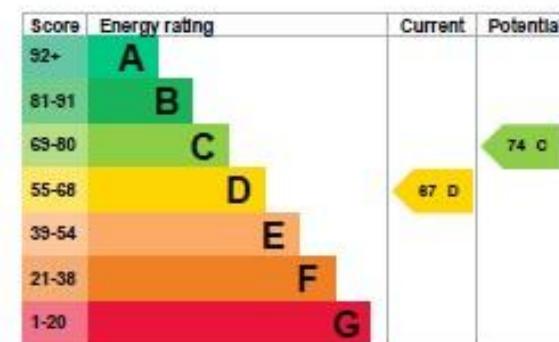
SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

From the offices of JH Homes proceed down the cobbled Market Street and at the roundabout take the fourth turn onto The Ellers, before taking your next right onto Chapel Street. At the junction turn right onto Neville Street where the apartment block can be found on your right.

The property can also be found by using the following "What3Words"

<https://w3w.co/joins.leathers.amplified>



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.