

FREEHOLD



# 46 TROUGHTON TERRACE, ULVERSTON, LA12 7LE

## £249,000

### FEATURES

- Traditional Mid Terraced Home
- Popular Location Close To Town Centre Amenities
- Well Appointed and Spacious Throughout
- Lounge, Dining Room & Fitted Breakfast/Kitchen
- Utility & WC, Gas CH System & UPVC Double Glazing
- Two Double Bedrooms
- Lovely Bathroom & Study /Nursery
- Excellent Developed Loft Room
- Sunny Rear Yard & Garden Area
- Suited To A Range of Buyers With Viewing Recommend



 1  2  2  On Road Parking



An excellent traditional forecourt fronted terraced home situated in this most popular and convenient location close to the town centre and amenities of Ulverston. The property offers a most comfortable well-presented home perfect for a range of buyers and offering accommodation comprising of a vestibule, hall, lounge, dining room, kitchen and WC/utility, to the first floor there are two double bedrooms, a study and a spacious bathroom, plus access from the landing to a developed loft room with skylight. This lovely home has a front forecourt and a most attractive sunny rear yard/garden area which is a lovely feature. There is gas central heating system, uPVC double glazing and an excellent standard of presentation, with a combination of traditional features and modern fittings. This lovely home will be fully appreciated upon inspection with early appointments available through the office of JH Homes.

This lovely traditional home is accessed from the forecourt with a traditional open shelter porch, and through a feature composite double glazed front door with pattern glass and feature lead panes. Opening into:

#### **VESTIBULE**

Complete with attractive, neutral decor and a traditional wooden door with leaded and coloured glass panes giving access to:

#### **ENTRANCE HALL**

Most attractive and welcoming entry point to the property which has a double radiator, traditional coving and moulding to the ceiling. To the end of the hall is the staircase leading to the first floor with original wooden handrail and newel post. Internal doors give access to the dining room and to:

#### **LOUNGE**

*16' 1" x 11' 6" (4.9m x 3.51m)*

Excellent room of spacious proportions with a lovely traditional bay window to the front which is uPVC double glazed and has a window seat, making an attractive feature. The room has classic décor with a picture rail, double radiator and traditional coving to the ceiling, plus a lovely central fireplace with composite fire surround, hearth and inset, which is illuminated and has a pebble flame effect fire. Offering a most comfortable and well-proportioned living space.

#### **DINING ROOM**

*14' 3" x 12' 2" (4.34m x 3.71m)*

Lovely spacious room with ample space for a family table. PVC double glazed door and matching side window opening to the rear yard/garden. Complete with a modern fireplace with granite style fire surround, inset and hearth with a pebble glow fire, coving to the ceiling, a central ceiling light point, double radiator, and to the corner of the room, a door connects to a lobby with the kitchen beyond.

#### **KITCHEN/BREAKFAST ROOM**

*10' 3" x 8' 11" (3.12m x 2.72m)*

Fitted with a range of base, wall and drawer units with black worktop over, incorporating single drainer sink with mixer tap and splash back tiling and waste disposal unit. Five burner gas hob with glass splashback and cooker hood above, breakfast bar area to the side, integrated fridge and freezer, a double oven and grill plus a slide out pantry cupboard. Double radiator with inset lights to the ceiling and to the side of the room and uPVC double glazed window looking to the yard. The kitchen has an initial entry lobby with a door to a useful understairs store, as well as a PVC double glazed door opening to the yard. Open access to:

#### **LOBBY**

Further uPVC double glazed window, cupboard housing the Worcester gas combi boiler for the heating and hot water systems and a storage cupboard below. Door to:

#### **WC / UTILITY**

Useful room with a wash hand basin inset to vanity unit with storage under and a mixer tap, WC with push button flush, half tiling to two walls, plumbing for a washing machine with a platform above and space for a dryer, freezer, etc. The room has light blue decor, uPVC double glazed window and a ladder style towel radiator.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs lead to the first floor with a turn at the three-quarter landing, with the lower landing giving access to the bathroom and study, and the main landing having traditional newel post handrail and spindles. Doors to two bedrooms and a further door to the steps leading to the loft room.

#### **BEDROOM**

*13' 10" x 15' 5" (4.22m x 4.7m)*

Spacious master bedroom with light attractive decor and a comprehensive range of bedroom furniture in a wood grain finish, mirror door and matching drawer units which are available by separate negotiation. UPVC double glazed window, double radiator, coving to the ceiling and a uPVC double glazed window offering a pleasant aspect beyond the neighbouring properties, with Hoad Hill and Monument in the distance.

#### **BEDROOM**

*13' 10" x 9' 5" (4.22m x 2.87m)*

Excellent double bedroom situated to the rear of the property with attractive modern decor, a built-in wardrobe with a mirrored door, matching drawer units and a fitted dresser style shelf. UPVC double glazed window, double radiator and coving to the ceiling.

## BATHROOM

Modern and well fitted with a three-piece suite in white comprising of a shower bath with glazed shower screen, mixer tap and thermostatic shower, WC, wash hand basin inset to a vanity unit with granite effect surface, numerous cupboards and drawers offering excellent storage and a mirror above the sink with light and concealed shaver light point. Full tiling to the walls including wall mirrors, double radiator and uPVC double glazed window to the rear with a pattern glass lower section. In all an excellent and well-presented bathroom.

## STUDY/NURSERY

6' 5" x 5' 11" (1.96m x 1.8m)

Useful room currently used as a storage area that has a uPVC double glazed window and a double radiator, which would make an ideal home office or nursery.

## LOFT ROOM

14' 10" x 14' 6" (4.52m x 4.42m)

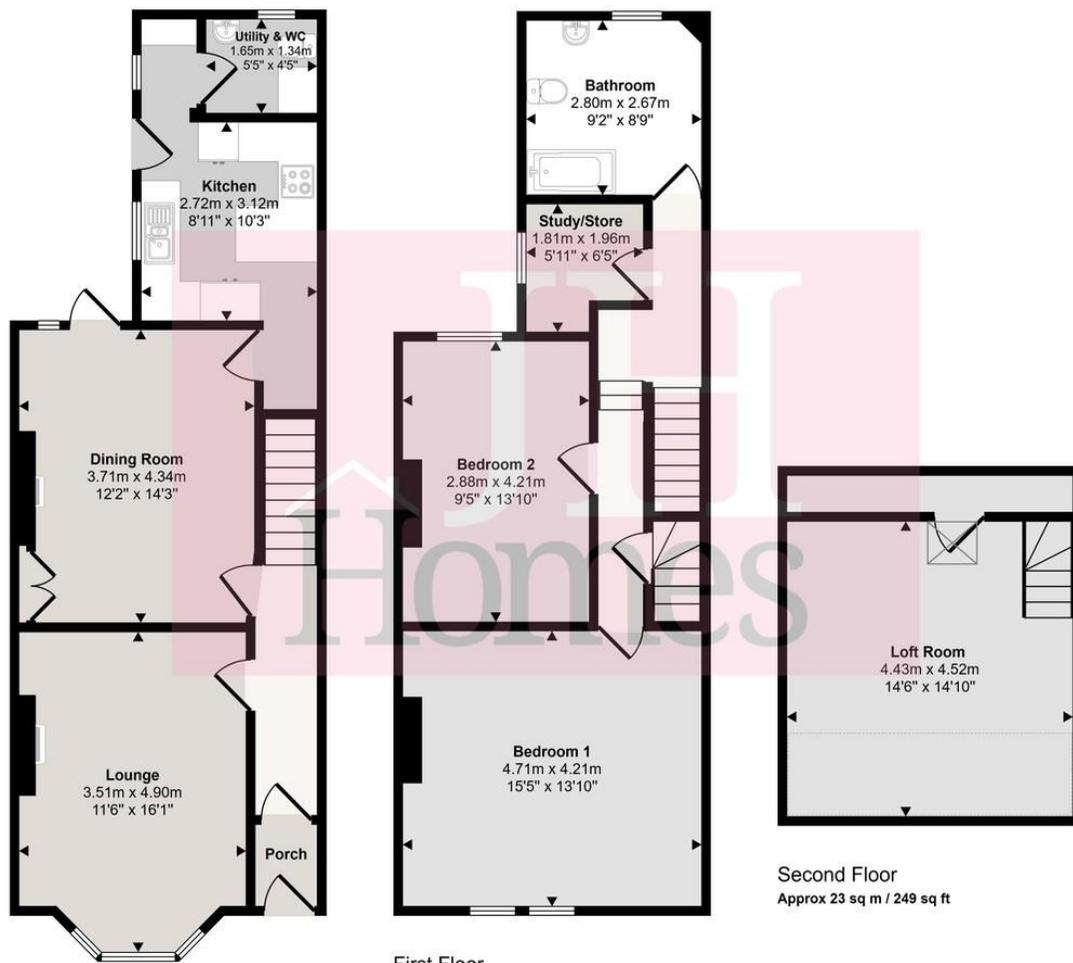
Accessed from the landing via a set of pine ladder style steps with handrail. The loft room has full head height to the centre, under eaves storage area, a skylight and bright yellow decor; offering a lovely, versatile room.

## EXTERIOR

To the front of the property is an attractive forecourt with borders and a path to the entrance door. To the rear of the property, a lovely well-presented rear yard/courtyard garden. The lower section has a slate flagged floor, brick raised borders, slate seating areas and a decorative former fireplace making a lovely feature. There are white painted walls, an outside water tap and steps down to a door opening to the rear service lane. It offers a lovely sunny sheltered seating area and outside space complementing excellent home. The upper section has an area of railings with a further flagged space and raised border with a PVC door to the dining room.



Approx Gross Internal Area  
131 sq m / 1411 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.



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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

**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 right into Ainslie Street, proceed to the end where it becomes Troughton Terrace and the property can be found on the right before the turn into Newton Street.

It can also be found by using the following 'What Three Words' <https://w3w.co/palms.rejoined.stickler>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.