

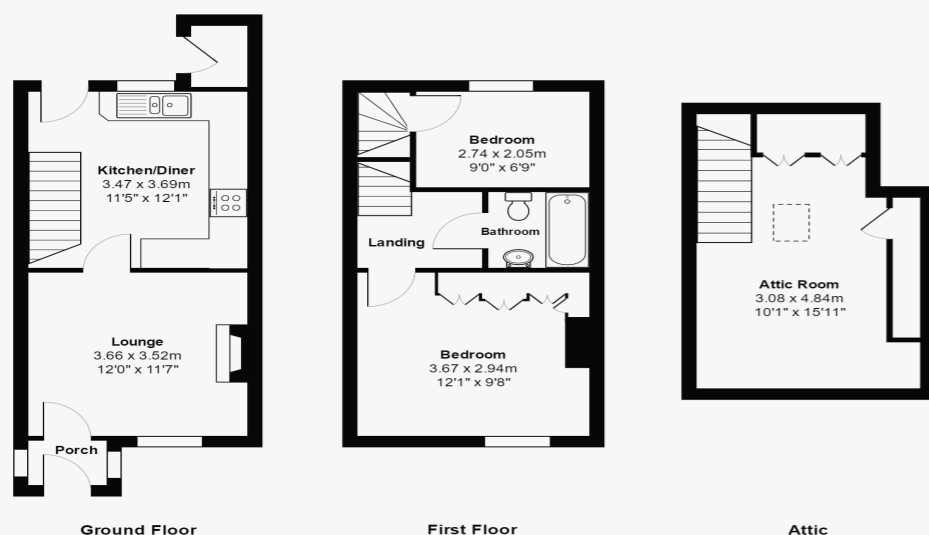
1 DUKE STREET, GELASTON, ULVERSTON. LA12 0UA

EXTERNALLY

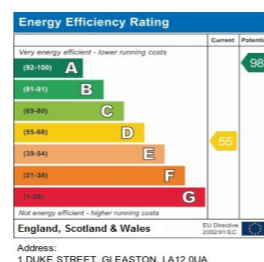
There is a yard to the rear with storage shed housing the plumbing connection for the washing machine. Within the room there is light and power supply. In addition to the outbuilding in the rear yard there is a further outbuilding across the road to the front of the property, ideal for storage.

SERVICES Mains Drainage, Water, Electrics are connected.

VIEWING Strictly through the sole selling agents JH Homes



For illustrative purposes only - not to scale. The position and size of features are approximate only. © North West Inspector.



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.



**Two Bedroom End Terraced Cottage
 Village Location
 FOR SALE IRO £169,000**



1 Duke Street, Gleaston, Ulverston, Cumbria, LA12 0UA

Situated in the heart of Gleaston, this immaculate two bedroom end terrace cottage with developed attic room benefits from electric central heating, double glazing along with tasteful internal decor. The property has been updated and comprises of block paved front garden entrance porch, lounge centering a multi-fuel stove, kitchen/diner. To the first floor are two bedrooms and bathroom. Staircase from bedroom two leads to the developed attic/storage area currently used by the vendors as a playroom. To the rear is a yard area with utility outbuilding. Across from the property is an additional outbuilding for storage. Offered for sale in a ready to move in to condition. **Early viewing is highly recommended.**

For more information call 01229 231374 or 445004

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

EPC Rating: D

1 DUKE STREET, GLEASTON, ULVERSTON, CUMBRIA, LA12 0UA

ACCOMMODATION

The property is approached from a small pedestrian gate to the block paved forecourted garden, enclosed by a stone wall with planted troughs. There are blue slate chippings with planted shrubs. The Upvc door opens directly onto the porch.

PORCH

With Upvc double glazed window, tiled floor and access to the lounge.

LOUNGE 3.66m x 3.52m (12' x 11'7")

A cosy and inviting reception room featuring neutral decor and a Upvc double glazed window to the front elevation. The room centres around a Multifuel stove set with the chimney breast recess, set on a tiled hearth with exposed timber mantle over. The room offers a TV point, telephone point, power points and overhead lighting while benefiting from a night storage heater. The room has been finished with Karndean green oak flooring. From the lounge there is a multi paned door providing access to the kitchen/diner.



KITCHEN/DINER

3.47m x 3.69m (11'5" x 12'1")

A nicely proportioned and presented Rossendale kitchen with space for a dining table. The kitchen contains a comprehensive range of oak fronted base and wall units with working surfaces finished with splash back wall tiling.

The surface contains a one and a half bowl stainless steel sink unit and drainer with mixer tap over situated beneath a double glazed window to the rear while the integrated appliances include dishwasher, fridge and freezer, four ring halogen hob, electric fan assisted double oven and grill, large extractor canopy over, under pelmet lighting, illuminated display cabinet, there is inset lighting, night storage heater, ample power points. A stable door provides a rear access. Within the kitchen there is a spindled staircase leading to the first floor.



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FIRST FLOOR LANDING

The first floor provides further access to two bedrooms and bathroom.

BEDROOM ONE

3.67m x 2.94m (12'1" x 9'8")

A double bedroom featuring a Upvc double glazed window to the front elevation. The room has pleasant decoration with featured wall and provides built in painted wardrobes with exposed shelving to the side, there is lighting and power points as well as a night storage heater



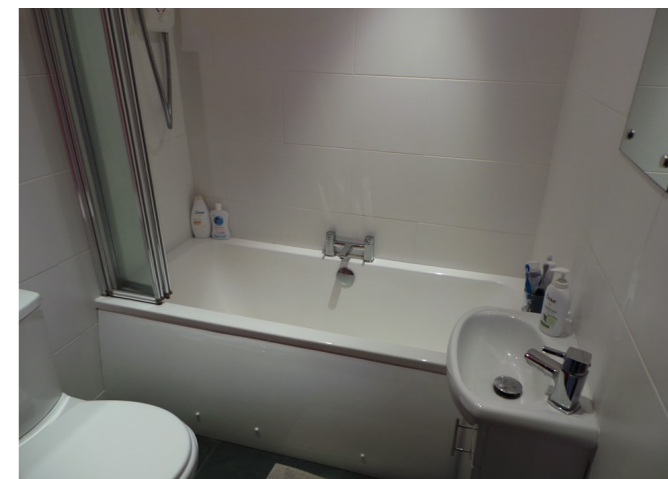
BEDROOM TWO

2.74m x 2.05m (9' x 6'9")

There is a Upvc double glazed window to the rear elevation with outlook towards the park and village. There are power points and overhead light. A further door opens to the developed attic room.

BATHROOM

Comprises a three-piece white suite to include with central taps, fitted wall mounted electric shower, side screen, WC and wash hand basin set into a surrounding vanity surface with fitted storage beneath. The bathroom has overhead lighting whilst finished with wall tiling and slate floor.



ATTIC ROOM/STORAGE AREA

3.08m x 4.84m (10'1" x 15'11")

The attic/storage area, currently used as a playroom, is accessed from a permanent staircase and provides open vaulted ceiling with exposed beams. There is a skylight, fitted drawers, built in cupboard space to the eaves with power points and light.

