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PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Estate Agency Act 1979

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2 The Poplar, Brogden Street,
Ulverston, LA12 0AJ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fabulous traditional stone-built townhouse situated in the most convenient location close to the town centre of Ulverston. This excellent property offers spacious family sized accommodation that is well presented and comprises of hall, lounge, dining room, kitchen, cellar, five bedrooms, master with en suite, bathroom and additional WC to top floor. Gas fired central heating system and double glazing with the further benefit of off-road parking and an enclosed garden/patio area to the side. Offering convenient access to the town centre and it's amenities and will be fully appreciated upon internal inspection. A super home perfect for a range of buyers with early viewing invited recommended.



DIRECTIONS

Proceeding on foot from the office, walk up New Market St passing the Post Office and Coronation Hall. At the traffic lights cross the road and walk to the left. Turn first right onto Brogden Street and the property is on the left.

The property can be found by using the following "What Three Words"
<https://what3words.com/clerics.protests.tradition>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: D

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed from the side via an open fronted shelter porch with traditional tiled floor. The hardwood front door with leaded feature panes opens to:

ENTRANCE HALL

Original tiling to floor, radiator and coving to ceiling. Staircase leading to first floor and two internal wooden doors offer access to both reception rooms.

LOUNGE

14' 2" x 15' 3" (4.33m x 4.66m) widest points
Large uPVC double glazed bay window to the front elevation, high ceiling, traditional coving, picture rail and decorative ceiling light rose. Striped wood flooring, four wall lights, ceiling light point, TV point, traditional style radiator and central decorative, feature fireplace with flagged hearth and electric glow effect stove.

DINING ROOM

11' 6" x 10' 10" (3.53m x 3.32m)
Lovely feature, fireplace with polished feature fire surround, cast inset and turquoise tiled hearth, inset lights to ceiling, central pendant light and wall light point. UPVC double-glazed modern sash window to the side that looks to the side garden area, radiator, doors to cellar and kitchen.

KITCHEN

14' 9" x 13' 1" (4.52m x 3.99m)
Good sized kitchen which is fitted with a comprehensive range of base, wall and drawer units with slate shaded work surface incorporating sink and drainer with mixer tap and white splashback tiling. Central recess for Range cooker into the former fireplace with cooker hood over, space for freestanding fridge freezer, recess and plumbing for dishwasher and washing machine with additional appliance space if required. Wall mounted Glow-Worm boiler for the central heating and hot water systems, tiled flooring, lights to ceiling and uPVC double glazed window and fully glazed door overlooking, having access to the garden/patio area.



CELLAR

13' 7" x 11' 8" (4.15m x 3.57m)
Slate stairs lead down with handrail, coat hooks and the cellar is laid out with two rooms.
Room One
Wood framed single glazed window to the side, electric light, power sockets and electric meter.
Room Two
Electric light and shelving.

FIRST FLOOR LANDING

Access to bedrooms and bathroom with staircase to second floor. Radiator, three ceiling light points and power socket.

BEDROOM

14' 2" x 11' 8" (4.34m x 3.58m)
Double room situated to the front elevation with radiator, power sockets, ceiling light point and uPVC double-glazed window looking onto Broughton Street. Stripped wood door giving access to an ensuite shower room.

ENSUITE

7' 4" x 3' 11" (2.24m x 1.20m)
Fitted with a three piece shower suite comprising of good sized shower cubicle, low level, dual flush WC and pedestal wash basin with monobloc mixer tap set onto a washstand with storage cupboards under, mirror fronted bathroom cabinet above and tiled splashbacks. Inset LED lights, extractor fan and white ladder style towel radiator. UPVC double glazed window to the side elevation with fitted blind and patterned glass panes.

BEDROOM

13' 2" x 8' 9" (4.03m x 2.67m)
Further double room with painted wood floorboards, radiator, power sockets and ceiling light point. UPVC double glazed window.

BATHROOM

10' 3" x 6' 1" (3.13 m x 1.87 m)
Four piece bathroom suite comprising of WC, bidet, panelled bath with shower over and glazed screen and pedestal wash hand basin with mirror above and shaver point. Radiator and vinyl wood grain effect flooring.

BEDROOM

12' 0" x 8' 3" (3.66m x 2.53m)
Good sized room currently utilised as a dressing but could also be used as a home office. UPVC double glazed window to side, radiator, electric light and power.

SECOND FLOOR LANDING

Spacious landing area currently utilised as a playroom.

PLAYROOM/LANDING

15' 4" x 13' 7" (4.68m x 4.15m) widest points inc WC
Some reduced head height to side and Velux double glazed rooflight.

WC

Two piece suite comprising of WC with push button flush and wash hand basin with mixer tap set to vanity unit with tiled splashbacks. Spotlight track and wood grain effect laminate flooring.

BEDROOM

13' 7" x 11' 9" (4.15m x 3.59m)
UPVC double-glazed windows to front elevation that offer an outlook towards Hoad Hill and the Monument in the distance. Double room with radiator, exposed beams and some reduced head height to the side of the room.

BEDROOM

13' 3" x 13' 2" (4.06m x 4.02m)
Final double room with traditional cast, feature fireplace with tiled hearth, painted beams, Velux double glazed rooflight, radiator, electric light and power.

EXTERIOR

To the front of the property is a forecourt with railings and to the side of this the driveway. Beyond the parking bay is access to the house, gate to the enclosed rear courtyard garden area and electrical vehicle charging point.

The rear courtyard garden is an excellent benefit to this spacious family home, fully flagged for ease but offering plenty of space for pots to bring in colour, outside tap and corner positioned summerhouse/store creating a pleasant seating area in the heart of town.