

Total area: approx. 129.6 sq. metres (1394.7 sq. feet)



1



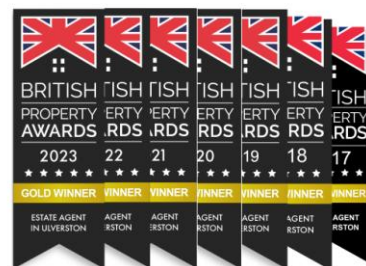
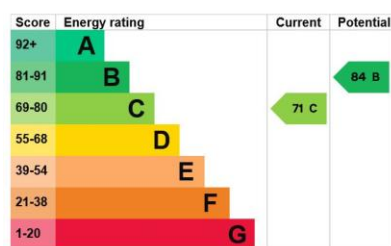
3



2



ALLOCATED PARKING



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.

2 Quines Court, Ulverston, LA12 7TR

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Stunning, well thought out, immaculate property in need of no improvements. A few other words we would use to describe Quines Court are "Tardis, stunning & well loved". I met the owners prior to them showing me round and being able to take photos, you can definitely feel that from the date of purchase this property has been filled with love and joy. The current occupiers kept the property in the family since it was converted in 2002 and have carried out numerous upgrades and improvements to create this beautiful home. Upon entering you will be blown away by the attractive decor, joinery work and natural light, laid out over three floors and comprising of lounge with Opti Myst fire, kitchen, dining room with access to rear garden, two bedrooms and family shower room to first floor with a further bedroom and ample sized bathroom to the third floor. To the rear of the property is a fully enclosed garden and two parking spaces. Situated just on the edge of Ulverston town centre this is definitely a property that must be viewed as we don't expect it to be around long.



DIRECTIONS

From the offices of JH Homes proceeding down Market Street and at the roundabout take the first turning on to Brewery Street and after the Zebra Crossing turn right onto Hart Street. Continue along Hart Street taking the first turning onto Burlington Street where the property can be found on the left hand side.

The property can be found by using the following "What Three Words"

<https://what3words.com/airtime.generated.something>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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





COMMUNAL ENTRANCE

From the pavement a door leads into a communal area with two doors to both 1 and 2 Quines Court. Access to meters and composite door with opaque glazed inserts into:

HALLWAY

Two ceiling light points, stairs to first floor with under stairs cupboard offering ample storage plus further shelves area and turn at the half landing with ceiling light point. Radiator and access to WC, kitchen, dining room and lounge.

LOUNGE

15' 11" x 10' 5" (4.85m x 3.18m)

Central ceiling light, radiator, good sized uPVC double glazed window to front and recessed shelving. Opti Myst fire set to heath with wooden surround and mantle.

WC

Two piece suite comprising of low level WC and vanity unit with cupboard housing sink with mixer tap. Spot lights to ceiling, extractor and panelling to walls and ceiling.

KITCHEN

12' 3" x 10' 8" (3.73m x 3.25m) to cupboards

Fitted with a modern range of soft close base, wall and drawer units with Silestone worktop over with matching back splash. Incorporating Blanco sink and groved drainer with mixer tap with view through shelving to the dining room and garden beyond.

Under unit lights, LVT flooring, integrated Siemens appliances include induction hob with central level extractor, dishwasher, washing machine, full length fridge and freezer and Hoover dryer. Spot lights to ceiling, under floor heating and open access to a dining room.

DINING ROOM

7' 3" x 13' 6" (2.21m x 4.11m)

Two Velux roof windows, two double glazed windows over looking the garden and composite door with glazed inserts giving access to rear. LVT flooring continued from the kitchen, ceiling light point and panel style radiator.

FIRST FLOOR LANDING

Stairs lead to second floor with a half turn at the landing. Double cupboard with shelving and housing the Vaillant boiler for the hot water and heating systems. Central ceiling light and access to two bedrooms and shower room.

BEDROOM

12' 4" x 13' 7" (3.76m x 4.14m)

Excellent sized double room with two uPVC double glazed windows to rear over looking the rear garden area, parking and with distant views of Hoad Monument. Central ceiling light point and radiator. Fitted bedroom furniture to include three chest of drawers and five wardrobes including four doubles.

SHOWER ROOM

5' 8" x 9' 10" (1.73m x 3m)

Three piece suite comprising of triple walk in shower with rain head attachment and separate hand held shower head, vanity into housing concealed, low level WC and sink with mixer tap offering storage. Cladding to all walls, recessed shelf with light, ladder style radiator, extractor and wall mounted, light up mirror with de-mist setting.

BEDROOM

13' 11" x 13' 6" (4.24m x 4.11m) widest points

Double room with two uPVC double glazed window sto front, ceiling light point and radiator.

SECOND FLOOR LANDING

Velux roof window, good sized double cupboard offering storage and central ceiling light. Access to bathroom and bedroom.

BEDROOM

11' 2" x 13' 4" (3.4m x 4.06m)

Double room with ceiling light, exposed beam, radiator and Velux roof window. Storage cupboards offering shelving and further cupboard giving access to the eaves storage.

BATHROOM

6' 9" x 13' 4" (2.06m x 4.06m)

Fitted with a three piece suite comprising of concealed WC with cupboard to side, vanity unit housing sink with cupboards under and panelled bath with screen and mixer taps featuring shower attachment. Radiator, Velux roof window, cladding to all walls, exposed beam, two lights to ceiling and extractor. Door to eaves storage.

EXTERIOR

To the rear is a fully enclosed garden with slate paving, beds with ample plants and wooden gate to rear access lane leading to the parking. The property comes with two owned parking spaces which are accessed down the rear lane.

