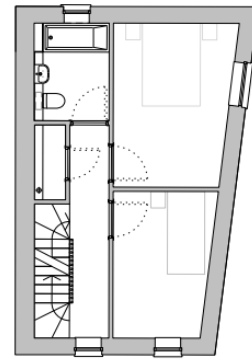
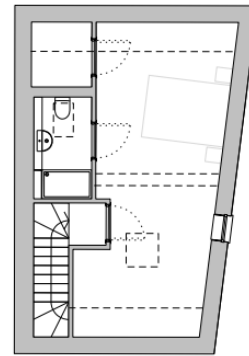


GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

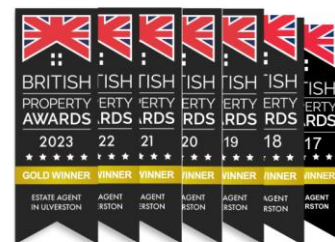
DIRECTIONS

Walking from the JH Homes Office, proceeding down the cobbled Market Street, at the end walk across the car park to the left - Brewery Street Car Park and walk up Brewery Mount where the property can be found on your left.

The property can be found by using the approximate "What Three Words" <https://what3words.com/besotted.sparkles.badge>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: Awaited
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, water and electric.



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.



£310,000



1



3



2



PARKING

33 Brewery Street,
Ulverston, LA12 7HU
For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Reform Developments are proud to present an end terrace on Brewery Street, Ulverston. Spacious, modern three bedroom, eco-home offering the best of a traditional townhouse living with all the benefits of the latest construction methods, energy creating and saving technology plus Scandi - inspired finishes. Laid out over three floors with downstairs WC, open plan lounge/kitchen/diner, two bedrooms and family bathroom to the first floor with a further excellent sized bedroom to the third floor with an ensuite. To the rear is a easy to maintain garden, pathway and parking. Complete with electric car charging. Situated in central Ulverston which is an attractive market town on the eastern side of the Furness peninsula, located a stones throw from the Lake District National Park and N.W. of Morecambe Bay. The town was for many years a hub of canal transportation between the River Leven and Morecambe Bay. The opening of the canal in 1796 made Ulverston a centre for maritime trade, with ships carrying local slate and linen across the globe. Today the centre of Ulverston maintains its historical character and appeal, but is becoming increasingly popular with holiday makers to the Lake District National park, who are no longer willing to pay the high prices in Windermere, Ambleside and Coniston.



Accessed through a feature aluminium door into:

ENTRANCE HALL

Space for coats, power socket and stairs to first floor. Sliding door to open plan lounge/kitchen/diner and sliding door to utility.

UTILITY ROOM

5' 11" x 5' 7" (1.8m x 1.7m)

Area of work surface with space and plumbing for washing machine and undercounter fridge/freezer.

KITCHEN/DINER/LOUNGE

18' 7" x 16' 3" (5.66m x 4.95m) widest points

Kitchen Area

Fitted with a modern range of base, wall and drawer units with worktop over, matching backsplash and incorporating sink and drainer with mixer tap. Integrated oven and hob with cooker hood over and upright fridge/freezer. Spotlights to ceiling and space dining table. Door to WC and open to:

Lounge Area

Spotlights to ceiling, radiator and aluminium window and door with double glazed inserts.

WC

6' 0" x 2' 9" (1.83m x 0.84m)

Fitted with a modern two piece suite comprising of concealed cistern, dual flush WC and vanity unit housing sink with mixer tap. Tiled splashbacks and wall light point.

FIRST FLOOR LANDING

Doors to two bedrooms and bathroom. Aluminium double glazed window to front, radiator and spotlights to ceiling. Cupboard for storage.

BEDROOM

11' 7" x 7' 10" (3.53m x 2.39m)

Double room with aluminium double glazed window to rear, radiator and ceiling light point.

BEDROOM

13' 0" x 9' 1" (3.96m x 2.77m)

Double room with aluminium double glazed window to side, radiator and ceiling light point.



BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m)

Fitted with a modern three piece suite comprising of panelled bath with shower over and screen, vanity unit housing sink with mixer tap and cupboard under and low level, dual flush WC. Tiled to compliment, ladder style radiator, spot lights to ceiling and extractor.

SECOND FLOOR LANDING

Ceiling light point and access to master suite.

MASTER SUITE

25' 0" x 16' 3" (7.62m x 4.95m) widest point

Excellent sized double bedroom with space for a dressing area. Ceiling light point, wall lights, radiator, roof window and aluminium double glazed window to side. Door to:

ENSUITE

9' 3" x 4' 6" (2.82m x 1.37m)

Fitted with a three piece suite comprising of double shower with sheen and mixer shower, vanity unit with cupboards housing sink and mixer tap and low level, dual flush WC. Tiled to wet area's, ladder style radiator, roof window and ceiling light point.

EXTERIOR

To the front of the property is space for parking, paved area with planter and access to the side. The side offers a paved pathway with stone chippings leading to a rear patio garden. The area to the rear is paved for ease of maintenance and offers a small raised planted area.

