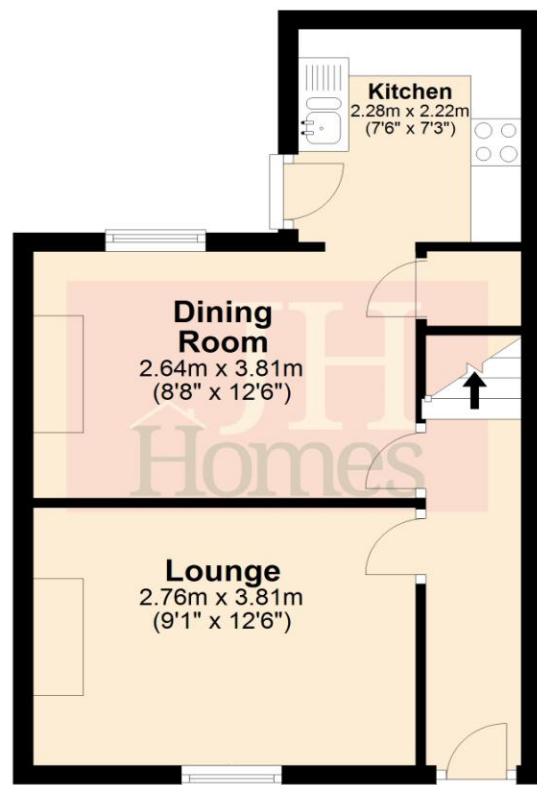


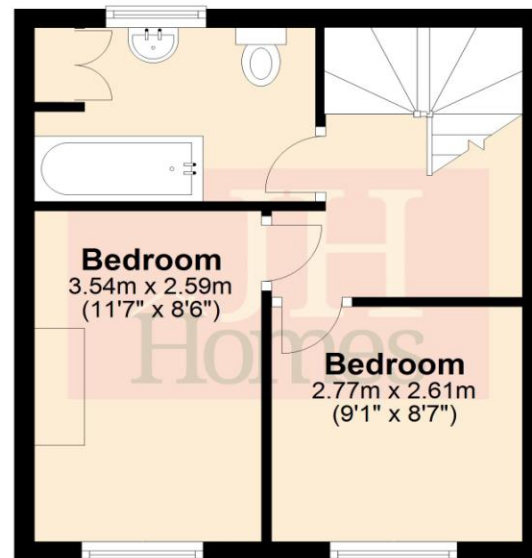
Ground Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 61.5 sq. metres (661.9 sq. feet)

DIRECTIONS

From our Ulverston office proceed down Market Street and at the roundabout take the second turning heading along the A590. After passing through the traffic lights, turn left and then left again in front of the Swan Pub onto Newton Street, where the property can be found on the left facing the turning to Casson Street.

The property can be found by using the following approximate "What Three Words"
<https://what3words.com///requests.scored.part>

GENERAL INFORMATION

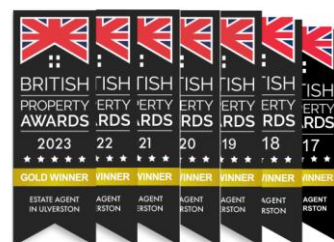
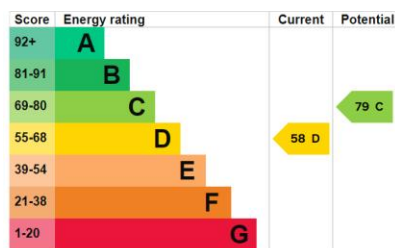
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: To download the legal pack and register to bid please use the following link:
<https://www.auctionhouse.co.uk/cumbria/auction/lot/128889>



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.



GUIDE PRICE £115,000



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40 Newton Street,
 Ulverston, Cumbria, LA12 7JG

For more information call **01229 445004**

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

For sale by public auction on 30th May 2024 this stone fronted traditional mid terrace house is situated in a convenient location offering comfortable walking access to the town the popular market town of Ulverston's centre and amenities. This lovely home is offered for sale with early and vacant possession having no upper chain and offering comfortable accommodation suited to a range of buyers including the first time purchaser or rental investor. Comprising of entrance hall with original tiled floor, lounge, dining room, kitchen, with two bedrooms and bathroom to first floor. Enclosed yard to rear with gate to service lane and useful storage shed. Benefitting from gas fired central heating system, uPVC double glazing and retaining some original features. Early inspection is invited and recommended to appreciate this comfortable home.



Accessed through an Oak effect PVC door with double glazed insert into:

ENTRANCE HALL

Coat hooks to recess, dado rail, borrowed light window to lounge and to the end of the hall staircase to first floor.

Traditional gas meter cupboard, high level electric meter and circuit breaker control point. Coving to ceiling, radiator and traditional tiled floor.

LOUNGE

9' 3" x 13' 8" (2.82m x 4.18m) widest points
Central feature fireplace with moulded plaster style surround, conglomerate tiled inset and hearth with living flame effect fire. Fitted shelving to alcoves, radiator and coving to ceiling. UPVC double glazed Oak effect window to front with fitted wooden venetian blind offering an aspect directly up Casson St opposite.

DINING ROOM

8' 9" x 13' 8" (2.67m x 4.18m) widest points
Wood grain laminate style flooring, door to useful under stairs store, radiator and uPVC double glazed Oak effect window to rear with fitted blind looking down the yard and beyond to County Road. Open to:

KITCHEN

7' 3" x 7' 4" (2.21m x 2.24m)
Fitted with a range of base, wall and drawer units with woodblock effect work surface incorporating one and a half bowl sink and drainer with mixer tap. Gas hob with splashback, cooker hood over and low level oven. Built in fridge, recess and plumbing for washing machine, PVC door with double glazed inserts and window giving access to rear yard.

FIRST FLOOR LANDING

Turn at the half landing with the main landing having radiator and giving access to bedrooms and bathroom.



BEDROOM

11' 2" x 8' 3" (3.41m x 2.52m) widest points
Stripped wood floor, coving to ceiling, radiator and uPVC double glazed Oak effect window to front offering an aspect directly up Casson Street.

BEDROOM

8' 2" x 8' 5" (2.49m x 2.58m)
Coving to ceiling, radiator and uPVC double glazed Oak effect window to front and access point to loft.

BATHROOM

6' 9" x 10' 1" (2.06m x 3.08m)
Fitted with a three piece suite in white comprising of bath with glazed screen, over bath thermostatic shower, side mounted taps and tiling to the splash backs, pedestal wash hand basin and WC with push button flush. Mirror fronted bathroom cabinet and built in boiler cupboard housing the gas boiler for the heating and hot water systems with storage above. UPVC double glazed window to rear with pattern glass pane, wood grain effect laminate flooring, radiator and coving to ceiling.

EXTERIOR

Stepped access down to rear yard offering a pleasant seating area with lots of further potential, door to service lane, door to useful outside store and coal bunker.

