



Total area: approx. 82.7 sq. metres (889.9 sq. feet)

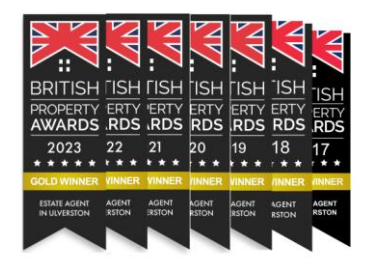
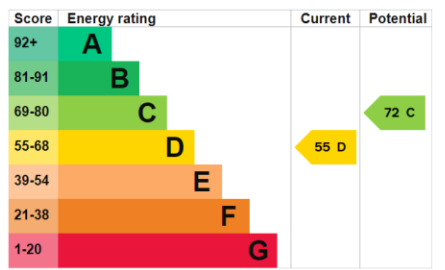
**DIRECTIONS**

From the offices of JH Homes, turn right into Market Street and proceed to the roundabout at Tank Square taking the second left heading out of Ulverston. Continue through the first set of lights and then take your next right onto North Lonsdale Road. Travelling along passing Mole Country Stores and Travis Perkins where Kennedy Street can be found on your left with the property also on your left.

The property can be found by using the following "What Three Words"  
<https://what3words.com/massaging.support.carbonate>

**GENERAL INFORMATION**

**TENURE:** Freehold  
**COUNCIL TAX:** A  
**LOCAL AUTHORITY:** Westmorland & Furness Council  
**SERVICES:** All mains services including gas, electric, water and drainage.



**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.



**11 Kennedy Street,  
 Ulverston, LA12 9EA**

For more information call **01229 445004**

2 New Market Street  
 Ulverston  
 Cumbria  
 LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

Lovely modern terraced home is particularly well presented by the current owners and benefits from private parking and a lovely garden to the rear with views of Hoad Monument. Suitable for a variety of buyers including the first time purchaser and comprising of dining room, lounge, kitchen, sunroom to ground floor with two double bedrooms to the first floor with the four piece bathroom suite being accessed from the rear bedroom. Complete with gas fired central heating system, uPVC double glazing and the excellent advantage of a lovely sunny garden to the rear and private parking. Perfect starter home or ideal for downsizing with early inspection of this super house being highly recommended.



Accessed through a PVC door with glazed inserts into:

**DINING ROOM**

12' 7" x 10' 2" (3.85m x 3.12m)  
UPVC double glazed window to front, feature fireplace, radiator and ceiling light point. Door into:

**INNER HALL**

Stairs to first floor and door into lounge.

**LOUNGE**

12' 7" x 12' 1" (3.85m x 3.70m)  
Wood laminate effect flooring, radiator, ceiling light point, double doors to sunroom and door to:

**KITCHEN**

10' 11" x 6' 1" (3.33m x 1.85m)  
Fitted with a range of base, wall and drawer units with wooden style worktops over, incorporating stainless steel sink and drainer with mixer tap and brass effect handles. Integrated electric oven, four ring gas hob and cooker hood over. Space for American style fridge/freezer, moveable spot lights to ceiling and open to:

**SUN ROOM**

7' 8" x 5' 0" (2.34m x 1.52m)  
UPVC French style door with double glazed inserts leading to the rear yard area. Space for dining table, ceiling light point and radiator.

**FIRST FLOOR LANDING**

Access to both bedrooms and ceiling light point.

**BEDROOM**

12' 7" x 10' 2" (3.85m x 3.12m)  
Double room which is the full width of the property, uPVC double glazed window to front, storage cupboard with loft access, ceiling light point and radiator.

**BEDROOM**

12' 7" x 12' 1" (3.85m x 3.70m)  
UPVC double glazed window to rear, radiator and ceiling light point. Door to:



**BATHROOM**

Modern white, four piece suite comprising of low level, dual flush WC, pedestal wash hand basin with mixer tap, panelled bath with central mixer tap and handheld shower attachment and corner shower cubide. Storage cupboard housing boiler, fully tiled, ladder style radiator, ceiling light point, roof window and further uPVC double glazed window to side.

**EXTERIOR**

Yard to the rear with access to utility room and rear service lane. Across the service lane is a double width parking area and enclosed garden area, mainly laid to lawn with super views, in particular towards Hoad Monument.

**UTILITY ROOM**

8' 8" x 6' 1" (2.65m x 1.86m)  
Window, low level WC, wash hand basin and space for chest freezer etc.

