



**DIRECTIONS**

From the office of JH homes proceed down the Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left-hand side. Continue towards the bottom of the Ellers where the property is situated on the right hand side by the junction.

The property can be found by using the following "What Three Words" <https://what3words.com/audibly.octagon.electrode>

**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness District Council

SERVICES: Mains gas, drainage, water and electricity are all connected.



**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.



**£230,000**



1



3



2



PARKING

**Town Beck Cottage, 42 The Ellers,  
Ulverston, LA12 0AQ**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)

Lovely individual detached cottage situated in a convenient and prominent location to the corner of the Ellers and Quebec St/Hill Fall. Extremely well presented throughout and is recommended for internal viewing to both appreciate the spacious accommodation and high standard of presentation. Comprising of lounge, inner hall, kitchen/diner, ground floor bedroom with ensuite, to the first floor are two further double bedrooms and bathroom with four piece suite. Complete with gas central heating system, uPVC double glazing and the advantage of gated access to a brick set courtyard which could also be used as parking if required. Very well presented throughout and is perfect for a range of buyers, including the professional couple. The excellent location offers convenient access to Ulverston town centre and amenities with the bottom of Market Street a short distance away.



Accessed through a composite door with pattern glass pane and blind opening into:

#### LOUNGE

19' 10" x 10' 8" (6.05m x 3.25m)  
UPVC double glazed windows to the front and side, both with fitted blinds and curtains. Alcove shelving to one wall, two ceiling light points, ceiling light point and power. To the rear is a half glazed wooden door to inner hall.

#### HALL/STUDY

6' 9" x 11' 1" (2.07m x 3.38m) widest points  
Stairs to first floor, uPVC double glazed tilt and turn window with fitted blind, radiator, ample power sockets and inset lights to ceiling. Wooden half glazed door to kitchen/diner.

#### KITCHEN/DINER

12' 3" x 11' 3" (3.74m x 3.45m)  
Fitted with a range of base, wall and drawer units with slate effect dark patterned work surface over incorporating one and a half bowl sink and drainer with mixer tap and tiled upstands. Integrated gas hob with tiled splashback and cooker hood over, electric oven and grill. Further integrated appliances include fridge and washing machine. Slate shaded tiled floor, inset lights to ceiling, radiator and wooden door to ground floor bedroom. UPVC double glazed window looks to the courtyard and half glazed PVC door also opens to courtyard.

#### BEDROOM

8' 2" x 9' 7" (2.50m x 2.94m)  
Double room with radiator and uPVC double glazed window with fitted blind looking to the courtyard at the front. Built in shelf unit, alcove recess with hanging rail and shelf above. Wooden door to ensuite.

#### ENSUITE

3' 4" x 6' 11" (1.03m x 2.13m)  
Three piece suite comprising of WC with push button flush on a Saniflo system, pedestal wash hand basin and mixer tap with tiled splashback and glazed door to shower cubicle with thermostatic shower. Extractor fan to ceiling and inset lights.

#### FIRST FLOOR LANDING

Radiator, integrated lights to ceiling and drop down hatch giving access to the loft space. Wooden doors to bedrooms and bathroom.

#### BEDROOM

13' 2" x 10' 11" (4.01m x 3.33m)  
Further double room with two uPVC double glazed windows to front and side, both with fitted blinds. Two radiators, coving to ceiling and ceiling light point.



#### BEDROOM

9' 4" x 8' 0" (2.87m x 2.44m)  
Further double room with radiator, electric light and power. Recessed area over the stairs with hanging rail, uPVC double glazed tilt and turn window with fitted blind.

#### BATHROOM

7' 8" x 12' 11" (2.34m x 3.95m)  
Modern four piece suite comprising of pedestal wash hand basin with tiled splashback and mixer tap, WC with push button flush, oval bath with central mixer tap and glazed shower cubicle with tiled surround, fixed rain head shower and flexi track spray. Slate shaded laminate style tile effect flooring, chrome ladder style towel radiator and cupboard housing the gas combi boiler for the heating and hot water systems with open storage below.

#### EXTERIOR

Accessed from the Quebec St/Hill Fall side by a set of galvanised sliding gates and matching railings on top of the wall opening directly to the courtyard which is brick set and offers parking and/or a pleasant seating space with slate shingled area to side.

