



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/What3Words///notched.lads.fields>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness District Council
 SERVICES: Mains drainage, gas, water and electricity are all connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70	C								
85	B								



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.



**JH
Homes**

£155,000



1



2



2



PARKING

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

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Attractive and comfortable, traditional mid terraced house situated in a cul de sac location in this popular and established residential position. An excellent property offering comfortable accommodation suited to a range of buyers including the first-time purchaser. The property has for many years been used as a successful rental home and is now reluctantly being sold and brought to the market. Comprising of lounge, dining room, kitchen, utility, ground floor shower room and to the first floor two bedrooms and bathroom. There is also the excellent advantage of a pleasant garden area to the rear with off road parking, views towards Hoad Monument, uPVC double glazing and gas central heating system.



Accessed through a PVC door with double glazed insert and arched pane to door frame. Opening into:

DINING ROOM

12' 8" x 10' 2" (3.87m x 3.10m)
UPVC double glazed window to front, light wood grain effect laminate flooring, central, feature fireplace with wood grain fire surround, marble style inset and hearth and alcove cupboards to either side. Radiator, ceiling light point and connecting door to inner lobby.

INNER HALL

Stairs to first floor and door to lounge.

LOUNGE

12' 5" x 12' 0" (3.81m x 3.68m)
UPVC double glazed window, light wood grain effect laminate flooring, radiator, ceiling light point, power and provision for TV to be mounted to the wall. Door to under stair store and further door to kitchen.

KITCHEN

11' 0" x 6' 2" (3.36m x 1.89m)
Fitted with a range of base, wall and drawer units with granite effect work surfacing incorporating stainless steel sink and drainer with mixer tap with white tiling to up stands. Integrated low level oven, electric hob with cooker hood over. UPVC double glazed window to rear, tile effect laminate flooring and open to utility.

UTILITY

6' 0" x 6' 9" (1.84m x 2.06m)
Base cupboard with work surface over incorporating stainless steel sink unit. Recess and plumbing for washing machine and space for freestanding fridge freezer. Half glazed door to rear yard and door to shower room.

SHOWER ROOM

6' 6" x 2' 8" (2.0m x 0.82m)
WC with concealed cistern and shower cubicle with bi-folding door and thermostatic shower with combination light and fan. Chrome ladder style towel radiator and tiling to approximately half the walls.



FIRST FLOOR LANDING

Access to two bedrooms, bathroom and double glazed window to rear.

BEDROOM

10' 2" x 12' 7" (3.11m x 3.85m)
Double room with uPVC double glazed window to front, radiator, ceiling light point and door to useful over stairs storage cupboard.

BEDROOM

9' 3" x 8' 9" (2.84m x 2.69m)
Velux double glazed roof light with tunnel, storage cupboards at high level over landing area, radiator and built in storage cupboard/wardrobe with hanging rail and shelving.

BATHROOM

10' 10" x 5' 11" (3.31m x 1.82m)
Fitted with a three piece suite in white comprising of pedestal wash hand basin, WC with push button flush and bath with glass shower screen and over bath thermostatic shower. Inset lights to ceiling, tile effect laminate flooring and uPVC double glazed window to side.

EXTERIOR

To the rear of the property is an enclosed yard with gated access to the rear service lane. Across the service lane is a gravelled parking area and fence giving access to the rear garden which is grassed with flagged path to the side leading to an upper gravelled patio seating area which has sunny aspects and useful wooden garden storage shed.

