



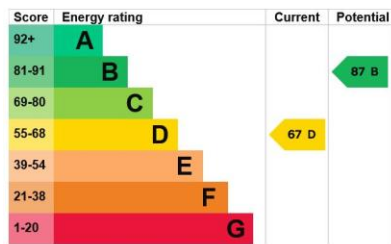
DIRECTIONS

From Tank Square Roundabout take the turning onto Brewery Street pass over the crossing and onto Fountain Street, Pass over two more crossings and at the junction turn up to the right onto Soutergate where the property can be found on the left.

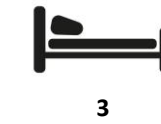
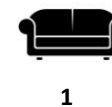
The property can be found by using the following "What Three Words" <https://what3words.com/behave.sampling.derailed>

GENERAL INFORMATION

TENURE: Freehold  
 COUNCIL TAX: A  
 LOCAL AUTHORITY: Westmorland and Furness District Council  
 SERVICES: Mains drainage, gas, 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.



9 Soutergate,  
 Ulverston, LA12 7ER  
 For more information call **01229 445004**

Charming historic cottage situated in this popular location within a short walk of the town centre amenities, shops, pubs and restaurants. Well presented and offers accommodation over three floors comprising of lounge, kitchen/diner, three bedrooms, bathroom and useful basement storeroom which can be accessed from outside. Further complimented to the rear with an excellent attractive and enclosed garden area having sunny elevations and is a real asset to this excellent cottage. Complete with gas central heating system, uPVC double glazing and is considered suitable for a range of buyers offering an excellent opportunity in a most convenient location with early viewing both invited and recommended.



Accessed from a short flight of steps up to the wooden front door with single glazed pattern glass insert opening directly to:

#### LOUNGE

18' 6" x 10' 0" (5.65m x 3.06m)

Two arched alcove bookcases to either side of the feature chimney breast, wooden fire surround with polished granite style inset and hearth featuring living coal flame fire. Light wood grain laminate style flooring, radiator, ceiling light point and uPVC double glazed tilt and turn window to front. Wooden open tread staircase leading to kitchen with a borrowed light opening.

#### HALF LANDING

Built in cupboard with wood grain work surfacing and uPVC double glazed feature window. Open access to kitchen/diner.

#### KITCHEN/DINER

14' 11" x 8' 6" (4.57m x 2.61m)

UPVC double glazed feature window to the rear and door with pattern glass pane giving access and outlook over the rear garden area.

#### Kitchen Area

Fitted with an attractive modern range of base, wall and drawer units with modern metallic handle and wood grain effect work surface over incorporating stainless steel sink and drainer with mixer tap. Range cooker with two ovens, grill with seven burner gas hob and cooker hood over. Recess and plumbing for washing machine and fridge. Wood grain effect laminate floor, inset lights to the ceiling and plumbing for radiator.

#### FIRST FLOOR LANDING

Pine doors to bedroom and bathroom. Stairs to second floor.

#### BEDROOM

10' 11" x 10' 3" (3.33m x 3.13m)

Double room with character, alcove recess, uPVC double glazed tilt and turn opening window to front with deeper sill. Radiator, ceiling light point and power sockets.

#### BATHROOM

7' 11" x 7' 8" (2.43m x 2.35m)

Modern three piece suite in white comprising of pedestal wash hand basin with mixer tap, WC with push button flush and bath with shower over from side mounted mixer tap with flexi track spray and curved glazed shower screen. Feature slate tiling to two walls around the bath and sink area, uPVC double glazed pattern glass tilt and turn window, chrome ladder style towel radiator and tile effect laminate floor.



#### SECOND FLOOR LANDING

Further pine internal doors to two bedrooms.

#### BEDROOM

9' 3" x 8' 9" (2.84m x 2.68m)

Further double room with uPVC double glazed low level window with tilt and turn opening pane, access point and drop down ladder to the loft, ceiling light and radiator.

#### BEDROOM

9' 5" x 5' 11" (2.89m x 1.82m)

Single room currently used as a home office/study, radiator, ceiling light and uPVC double glazed window with deep sill to rear offering a pleasant aspect towards the rear garden. Cupboard housing boiler for the central heating and hot water systems.

#### CELLAR/BASEMENT

11' 6" x 10' 0" (3.51m x 3.05m)

Electric light and with access to further smaller storage area to the rear.

#### EXTERIOR

To the front of the property is a set of steps leading to the front door and to the side a smaller set of steps leading down to a door giving access to a basement room.

Immediately to the rear of the property accessed from the kitchen is a flagged patio with raised border at the side and pleasant seating area. From here is stepped access leading to the first area of garden which is gravelled for easier maintenance and offers ample space for patio furniture and seating with pleasant sunny elevations. Towards the end is stepped access leading to a further upper gravel garden area with mature laburnum tree.

