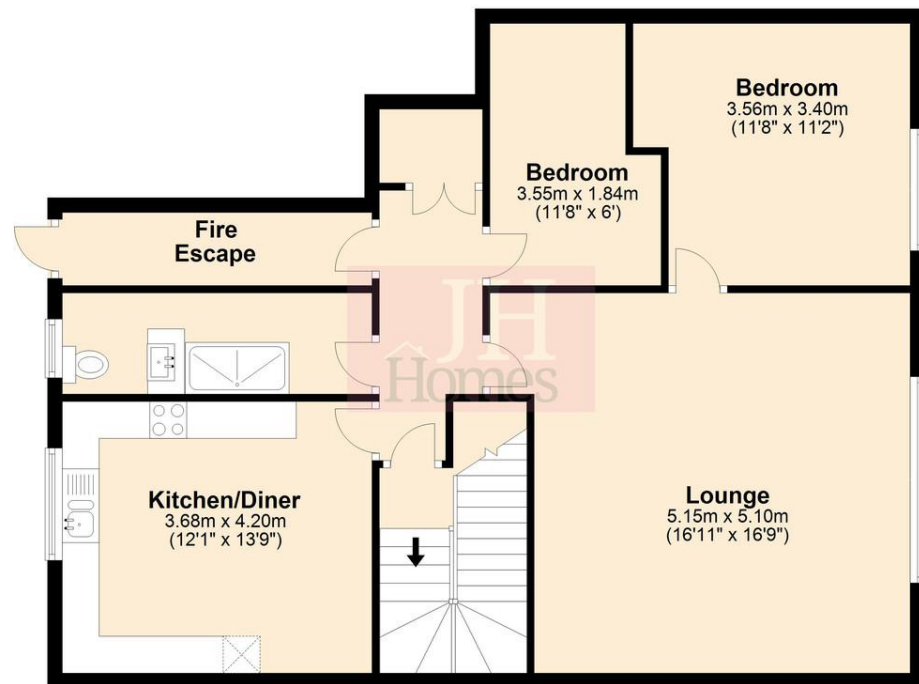


Top Floor
Approx. 88.8 sq. metres (956.1 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)

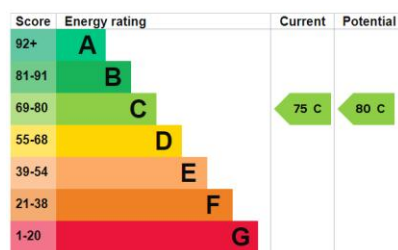
DIRECTIONS

On foot, from our office on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street where you will then find Benson Street on your second left.

The property can be found by using the following "What Three Words": <https://w3w.co/crystals.brew.justifies>

GENERAL INFORMATION

TENURE: Leasehold – **Information Required**
 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.




£170,000



1



2



1

**3c Benson Street,
 Ulverston, LA12 7AG**
 For more information call **01229 445004**

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

Two bedroom second floor apartment situated close to Ulverston town centre which would make either a great first property in a popular location, residential let or holiday let. Set within a block of four properties which have been upgraded outside and offers accommodation comprising of lounge with views of Hoad Monument, modern fitted kitchen/diner with integral appliances, two bedrooms, one single and one double and shower room. Complete with internal fire escape to rear courtyard, gas central heating system & uPVC double glazing.



Accessed through a communal entrance door with stairs leading to second floor.

The apartment is accessed through a private door.

ENTRANCE HALL

Door to lounge, kitchen/diner, bedroom and shower room, ceiling light point and door to fire exit corridor.

LOUNGE

16' 10" x 16' 8" (5.15m x 5.10m)

Window, ceiling light point, radiator and door bedroom.

KITCHEN/DINER

13' 9" x 12' 0" (4.20m x 3.68m)

Fitted with a range of modern base, wall and drawer units with wooden worktops over incorporating stainless steel sink with inset drainer and mixer taps. Integrated electric double oven, microwave, four ring gas hob with extractor over and dishwasher. Space and plumbing for washing machine, wall cupboard housing combination boiler for the hot water and heating system, ceiling light point, radiator and window.

BEDROOM

12' 8" x 11' 8" (3.88m x 3.56m)

Window with view of Hoad Monument, ceiling light point and radiator.



BEDROOM

11' 7" x 7' 11" (3.55m x 2.43m) widest points
Ceiling light point and radiator.

SHOWER ROOM

Fitted with a modern three piece suite comprising of low level WC, wash hand basin and shower cubicle. Some tiling to walls, spot lights to ceiling and ladder style radiator. Opaque uPVC double glazed window.

EXTERIOR

Fire escape via hallway to fire escape staircase and shared yard.

