

Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

**DIRECTIONS**

From our office proceed down Market Street and at the roundabout take the second exit continuing out of Ulverston along A590 after a short distance at the traffic lights turn right into Quebec Street. Proceed down Quebec Street and turn first left into Devonshire Road and continue into Kingsway where the property can be found on your right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/picked.sprinting.library>

**GENERAL INFORMATION**

TENURE: Freehold  
 COUNCIL TAX: B  
 LOCAL AUTHORITY: Westmorland & Furness Council  
 SERVICES: Mains drainage, gas, water and electricity are all connected.  
 PLEASE NOTE: The property is subject to a Local Occupancy Clause - Purchasers need to be able to prove that they have lived or worked in Cumbria for the last 3 years.



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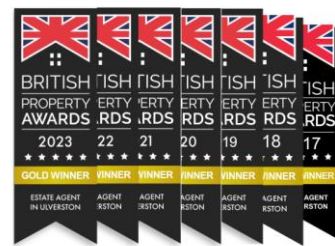
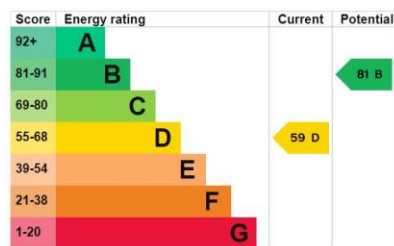
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GARAGE & PARKING



**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.

10 Kingsway, Ulverston, LA12 9AX

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)

Local Occupancy, family sized, extended mid terrace with ample off road parking, garage and garden within close proximity to amenities, bus routes, schools and Ulverston Town Centre and Railway station. Suitable for a variety of local buyers including a family purchase and early viewings are strongly recommended for this realistically priced home. Complementing the property is a gas central heating system and uPVC double glazing with the accommodation comprising of entrance hallway, lounge/dining room, sunroom extension, kitchen and wet room to ground floor with two double bedrooms to the first floor and converted loft which could be used as a further bedroom with en-suite.



Entered through a door into:

**HALLWAY**

Door to lounge/diner, kitchen and wet room. Stairs to first floor and ceiling light point.

**LOUNGE/DINER**

15' 6" x 10' 11" (4.73m x 3.35m)  
UPVC double glazed window to front, feature fireplace with electric fire, radiator and ceiling light point. Door to:

**SUN ROOM**

11' 5" x 10' 7" (3.50m x 3.24m)  
French style double doors to rear garden, roof window and radiator.

**KITCHEN**

12' 0" x 9' 4" (3.68m x 2.86m) widest points  
Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and splashbacks. Integrated electric oven and hob with cooker hood over, space and plumbing for washing machine, space for fridge and ceiling light point. External door to rear garden and uPVC double glazed window.

**WET ROOM**

Modern suite comprising of WC, wash hand basin and wall mounted mixer shower with floor drain. Tiled to walls, ceiling light point and opaque uPVC double glazed window.

**FIRST FLOOR LANDING**

UPVC double glazed window to rear, access to two bedrooms and stairs to second floor.

**BEDROOM**

15' 6" x 8' 11" (4.73m x 2.74m)  
Double room with dual aspect uPVC double glazed windows to front and rear, ceiling light point and radiator.

**BEDROOM**

15' 6" x 8' 0" (4.73m x 2.46m)  
Further double room with dual aspect uPVC double glazed windows to front and rear, ceiling light point, radiator and wall mounted combination boiler for the hot water and heating system.



**SECOND FLOOR LANDING**

Opening directly into:

**LOFT ROOM**

11' 5" x 13' 7" (3.48m x 4.14m)  
UPVC double glazed window to rear, built-in wardrobes, ceiling light point and radiator. Door to:

**ENSUITE**

11' 4" x 9' 0" (3.47m x 2.75m)  
Modern three piece suite in white comprising of WC, wash hand basin and bath. Eaves storage, uPVC double glazed window to rear, roof window and ceiling light point.

**EXTERIOR**

Driveway for several vehicles to the front giving access to entrance door. Enclosed low maintenance garden to rear, gate to rear service road and access to garage.

