



Ground Floor

First Floor

**DIRECTIONS**

Proceeding on foot from the office of JH Homes, walk up market street and turn right walking against the traffic along King Street, at the Zebra Crossing cross towards Nevinson's Carpets and proceed up Upper Brook Street. Towards the top of Upper Brook Street turn left through the large metal gates into Collins Brook Court where the property can be found in front of you.

The property can be found by using the following "What Three Words" <https://what3words.com/unfit.group.rumble>

**GENERAL INFORMATION**

**TENURE:** Leasehold - A new lease will be created for a purchaser upon completion. We have been advised by the seller that a percentage of the costs related to maintenance for the block would be charged per property.

**COUNCIL TAX:** B

**LOCAL AUTHORITY:** Westmorland & Furness 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.



**£170,000**



1



2



1

**23 Upper Brook Street,  
 Ulverston, LA12 7BH**

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)

Set in the heart of the wonderful market town of Ulverston this two bedroom town house is situated on Upper Brook Street just below The Gill. Offering comfortable and well-appointed accommodation suited to a range of buyers including first time buyers, second home owners or investors alike. Private entrance and comprising of hall, cloakroom/WC, open plan lounge/kitchen/diner, two bedrooms and bathroom. Complete with gas fired central heating system, wood frame double glazed windows and light neutral décor throughout. The property is vacant and offered for sale with early possession available and no upper chain. Early inspection is both invited and recommended to appreciate this comfortable property and its convenient location.



Accessed via a private front door opening into:

**ENTRANCE HALL**

Staircase to first floor, radiator, door to WC and living space.

**WC**

Fitted with a low flush WC and pedestal wash hand basin. Radiator.

**KITCHEN**

10' 2" x 9' 2" (3.1m x 2.79m)

Fitted with a range of modern base, wall and drawer units, with granite effect work surface over. Tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap. Integrated electric hob with cooker hood over, low-level double oven and grill, built-in dishwasher and fridge freezer. Ducted extraction and spotlight cluster to the ceiling. Open to the adjacent living/dining space.

**SITTING/DINING ROOM**

11' 11" x 13' 11" (3.63m x 4.24m)

Full-length double-glazed window to front, telephone, TV aerial point, radiator, coving to ceiling and ceiling light point.

**FIRST FLOOR LANDING**

Radiator, coving to the ceiling, boiler cupboard housing combi boiler for the heating and hot water system and internal doors to bedrooms and bathroom.

**BEDROOM**

16' 11" x 8' 7" (5.16m x 2.62m)

Double room with double wardrobe, coving to the ceiling, ceiling light and radiator. Set of double-glazed French doors to a Juliet balcony looking down to the front courtyard.



**BEDROOM**

13' 3" x 7' 4" (4.06m x 2.24m) widest point

Double glazed modern sash windows to the front and side elevations. Radiator, power sockets and ceiling light point.

**BATHROOM**

9' 1" x 5' 8" (2.77m x 1.73m)

Three piece white suite comprising of panelled bath with glazed shower screen, central mixer tap and over bath thermostatic shower, low level WC and pedestal wash basin. Radiator, extractor fan and full tiled to walls.

**EXTERIOR**

Externally there is shared use of the front courtyard area at the front.

