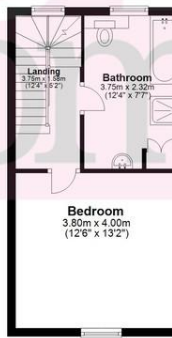


Ground Floor
Approx. 60.6 sq. metres (652.5 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.7 sq. feet)



Second Floor
Approx. 30.6 sq. metres (329.7 sq. feet)



DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turning on the left heading out of Ulverston towards the Lakes. After the traffic lights and pedestrian crossing turn left onto Swan Street with the Swan public house on the left, turn next right into Sunderland Terrace where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com///nuzzling.land.brotherly>

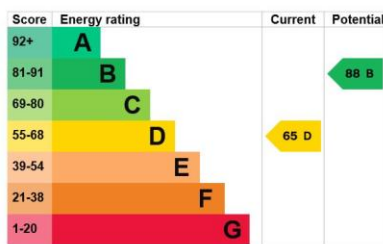
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£250,000



2



3



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**34 Sunderland Terrace,
Ulverston, LA12 7JY**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional terraced home situated in this pleasing and popular location in the popular Market Town of Ulverston. This spacious mid terraced property which is Grade II listed terrace offers a comfortable home perfect for a range of buyers including the family purchaser, professional couple. Comprising of vestibule, lounge with stove, dining room, kitchen, utility room and three good bedrooms and spacious bathroom to the upper two floors. Gas central heating system, double glazing, front forecourt garden seating area, good standard of presentation and offered with the advantage of vacant possession having no upper chain. The location offers convenient access to Ulverston town centre and amenities and nearby Ford Park.



Accessed through a traditional style timber front door with leaded and coloured glass upper panes and opens into:

ENTRANCE PORCH

Wood grain laminate flooring and door into lounge.

LOUNGE

25' 1" x 13' 0" (7.65m x 3.96m)
UPVC double glazed windows to front and rear with traditional coving to ceiling, two illuminated display alcoves and two fireplaces. The front fireplace has a dark wood fire surround with conglomerate style inset and hearth. To the rear of the room is a further dark wood stain fire surround and conglomerate hearth housing multi fuel stove. Wood grain effect laminate flooring, radiator and stairs to first floor with under stairs storage cupboard offering fitted coat hooks and radiator.

KITCHEN/DINER

24' 6" x 6' 5" (7.47m x 1.96m)
Dining Area
Tile effect laminate flooring, two uPVC double glazed windows, dado rail, painted panelling to ceiling and two wall light points.
Kitchen Area
Fitted with an attractive range of modern base, wall and drawer units with stone effect work surface over incorporating one and a half bowl sink and drainer with mixer tap, metallic handles and white tiled splashbacks. Integrated gas hob with cooker hood over, electric oven and microwave. UPVC double glazed window and half glazed stable door opening to rear porch.

REAR PORCH

Polycarbonate style roof, brick set flooring with doors to rear, front and utility room.

UTILITY ROOM

9' 7" x 6' 5" (2.92m x 1.96m)
Quarry tile floor, uPVC double glazed window, white ladder style towel radiator, electric light and power. Plumbing and space for washing machine, area of work surface, shelving to wall and wall mounted Worcester boiler for the central heating and hot water systems.

FIRST FLOOR LANDING

Three quarter landing with tall uPVC double glazed tilt and turn window giving a lovely aspect up towards Hoad Hill and Monument. The main landing has a radiator, doors to master bedroom and bathroom and staircase to top floor with arched recess with shelving.

BEDROOM

12' 6" x 13' 2" (3.81m x 4.01m)
Double room with set of modern grey high gloss fronted wardrobes to one wall with drawer unit. Radiator, dado rail and uPVC double glazed window to front with blind and offering a pleasant aspect beyond the garden and green opposite.



BATHROOM

12' 4" x 7' 7" (3.76m x 2.31m)
Fitted with a four piece suite comprising of bath, WC with concealed cistern, glazed shower cubicle and wash hand basin inset to vanity unit with cupboards around the sides, fixed mirror and light and to the side doors to wardrobe area with hanging rail and shelf. Wood grain vinyl style flooring, ladder style radiator and panelling to ceiling with inset lights. UPVC double glazed windows to rear.

SECOND FLOOR LANDING

Low level uPVC double glazed window, access to loft and doors to two further bedrooms.

BEDROOM

12' 6" x 13' 2" (3.81m x 4.01m)
Further double room with uPVC double glazed window to front, giving a pleasant open aspect, radiator and ceiling light point.

BEDROOM

12' 4" x 7' 7" (3.76m x 2.31m)
Radiator, ceiling light point and uPVC double glazed window giving an outlook towards Hoad Hill and Monument in the distance.

EXTERIOR

Excellent front forecourt garden with sunny aspects throughout most of the day, pedestrian gate with brick set path leading to the front door and seating space in front of the lounge window. Slate shingled area, mature borders that are well stocked with a variety of shrubs and bushes and mature Cherry Tree. To the rear is a small yard area accessed from the rear porch.

