



DIRECTIONS

As you drive away from Ulverston along County Road you will reach a set of traffic lights, continue straight ahead here and then after approximately 200 yards, turn right just before the Auction Mart into North Lonsdale Road. Turn immediately right again into Byron Street where you will then find the property shortly on your left hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/autumn.riders.inefficient>

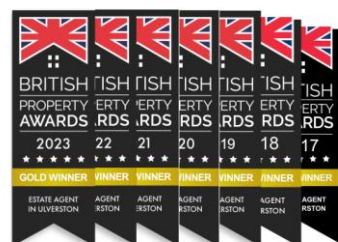
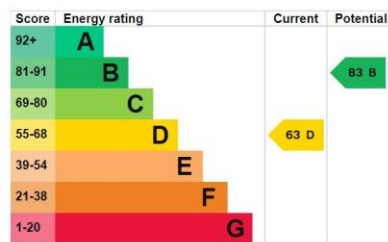
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, water, gas 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.



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£140,000



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36 Byron Street,
Ulverston, LA12 9AS

For more information call **01229 445004**

2 New Market Street
Ulverston
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www.jhhomes.net or contact@jhhomes.net

Calling all first time purchasers, Byron Street is an excellent well presented and modernised mid terraced home situated in a most convenient location within the popular market town of Ulverston. Having been lovingly improved and modernised by the current owners over recent years and now offering a great opportunity to purchase a ready to move into home that is genuinely offered for sale due to upsizing. Offering uPVC double glazing, gas fired central heating system, modern kitchen and bathroom and pleasant neutral décor throughout. Comprising of open plan lounge/diner, breakfast kitchen, two bedrooms and modern shower room. The location offers convenient access to the town central within its comprehensive amenities and is considered suitable to a range of buyers including the first-time purchaser, single occupier, etc.



Accessed through a modern composite front door with double glazed upper pane and further window to door frame into:

LOUNGE/DINER

23' 10" x 12' 1" (7.28m x 3.69m)

Staircase to the side of the room leading to first floor. Feature recessed fireplace with flagged hearth and brick inset with point for electric fire, radiators to either end of the room and uPVC double glazed windows to either end of the room with fitted blinds. Wood grain laminate flooring, storage areas under the stairs and ceiling light point. Open access to kitchen.

KITCHEN/BREAKFAST ROOM

17' 5" x 5' 9" (5.31m x 1.75m)

Modern kitchen with an attractive range of base, wall and drawer units with patterned work surface over extending to a breakfast bar area and incorporating one and a half bowl sink and drainer with mixer tap, tiling to upstands and splashbacks. Integrated fridge freezer, electric hob with cooker hood over and low-level oven below. Inset lights to ceiling, radiator, two uPVC double glazed windows and half-glazed PVC door opening to rear yard.

FIRST FLOOR LANDING

Access to loft and doors to bedrooms and bathroom.

BEDROOM

12' 0" x 10' 1" (3.67m x 3.08m) plus wardrobe

Double room with uPVC double glazed window offering a view to the side looking towards Hoed Monument. Wardrobes to one wall, radiator, electric light and power.



BEDROOM

11' 7" x 7' 1" (3.54m x 2.16m)

Single room with radiator, uPVC double glazed window, ceiling light point and power.

SHOWER ROOM

9' 0" x 5' 6" (2.76m x 1.69m)

Modern three-piece suite in white comprising of glazed shower cubicle with thermostatic shower, WC with push button flush and vanity unit housing wash hand basin with mixer tap, cupboards under and mirrored cabinet above with light. Full tiling to walls and floors, chrome towel radiator with electric element, inset lights to ceiling and extractor. UPVC double glazed pattern glass window with tilt and turn opening and cupboard at the entrance concealing the boiler for the central heating and hot water systems.

EXTERIOR

To the rear of the property is an enclosed rear yard with painted walls and gated access to rear service lane.

