



DIRECTIONS

Leaving our offices on foot, walking up Market Street, turning right at the top, across the pedestrian crossing and proceeding along Upper Brook Street with the chippy and Nevinson's carpets to either side. Walk across The Gill with the car parking on your left hand side onto Stanley street where the property is situated on your left hand side identified by our "For Sale" board.

The property can be found by using the following "What Three Words" <https://what3words.com/polar.walls.football>

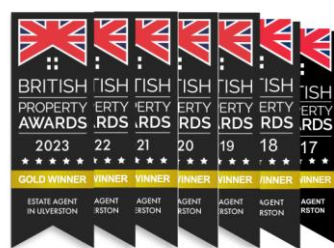
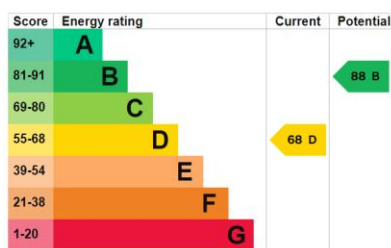
GENERAL INFORMATION

TENURE: Freehold

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.



£225,000



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**5 Stanley Street,
Ulverston, LA12 7BS**

For more information call 01229 445004

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Charming traditional cottage property situated in this most popular central location within the market town of Ulverston. Situated just off Ulverston's historic "Gill" and offering a beautiful home of character with accommodation over three floors. Well presented throughout with light neutral décor and currently utilised as an Airbnb. Offered with early and vacant possession having no upper chain and benefiting from gas fired central heating system and some double and secondary glazing. Comprising of lounge, dining kitchen, three bedrooms and four piece bathroom with the advantage of a pleasant rear yard and storage shed. Considered suitable to a wide range of buyers including those looking for an easy to lock up and leave home in this sort after location. Early viewing recommended.



Accessed through a half glazed timber front door opening directly into:

LOUNGE

15' 2" x 12' 11" (4.64m x 3.94m) widest points
Timber lintel features to window and alcove with cupboard, exposed stonework and pine shelving. Attractive central fireplace with wooden mantle housing cream stove set to a tiled hearth, secondary glazed window with fitted blind to front and internal window with bullseye paint to kitchen. Traditional door with etched designed to door frame, window opening to kitchen/diner and further door to under stairs cupboard with the stairs leading to the first floor.

KITCHEN/DINER

16' 2" x 7' 8" (4.95m x 2.35m)
Fitted with an attractive modern range of base, wall and drawer units with woodblock effect work surface over incorporating stainless steel sink and drainer with mixer tap and contrasting tiling to the upstands. Integrated gas hob with cooker hood over and low-level oven, space for freestanding fridge freezer, recess and plumbing for washing machine. Traditional style radiator, two uPVC double glazed windows and wooden half glazed stable door opening to rear yard and seating area.

FIRST FLOOR LANDING

Turn at the half landing with display recess and radiator. The main landing has access to a bedroom and bathroom with the stairs leading to the second floor.

BEDROOM

12' 6" x 13' 0" (3.82m x 3.97m)
Double room with coving to ceiling, traditional striped wood door and built-in storage cupboard with hanging rail and shelf. Traditional multi paned window to front with secondary glazing, traditional fireplace with cast inset, radiator, window seat and telephone point.

BATHROOM

13' 3" x 8' 0" (4.04m x 2.45m)
Four piece suite comprising of glazed shower cubicle, roll topped bath on feet, pedestal wash hand basin and WC with concealed cistern and push button flush. Tiling to some walls including the shower cubicle, radiator and wood grain effect laminate flooring. Divide between the WC and wash basin area with extractor fan, electric light and cupboard concealing the Baxi boiler for the central heating and hot water systems.



SECOND FLOOR LANDING

Display recess to the side, uPVC double glazed fixed window, access to loft and two bedrooms.

BEDROOM

7' 9" x 10' 2" (2.37m x 3.11m)
Double room situated to the rear with uPVC double glazed tilt and turn opening window offering a pleasant aspect over the rooftops of neighbouring properties, ceiling light point and radiator.

BEDROOM

10' 7" x 7' 6" (3.25m x 2.30m) plus wardrobe
Traditional sash window to front with secondary glazing, again offering a lovely aspect over the rooftops of neighbouring properties. Radiator, ceiling light point and fitted wardrobes to one wall with central mirror door.

EXTERIOR

Pleasant yard area offering seating space to rear, useful storage shed and offers a comfortable seating area.

