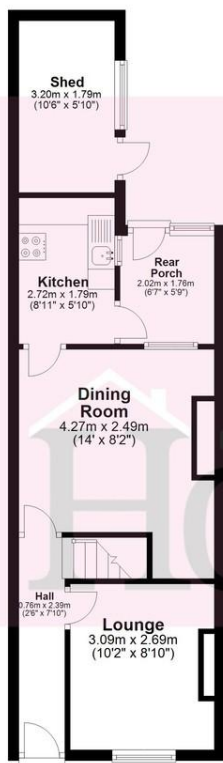


Ground Floor
Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor
Approx. 32.2 sq. metres (347.0 sq. feet)



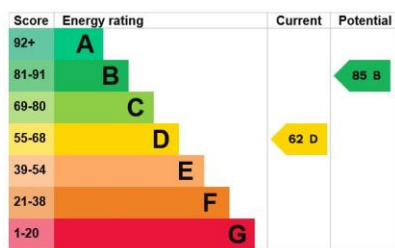
DIRECTIONS

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/large.butternut.automate>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
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.



£95,000



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**16 Byron Street,
Ulverston, LA12 9AS**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Traditional two bedroom end terrace property situated in a pleasant residential location, giving convenient access to the town centre and amenities. Whilst in need of general modernisation the property offers superb potential to create a comfortable home that already has partial uPVC double glazing, gas fired central heating system and is offered vacant with no upper chain. Comprising of entrance hall, lounge, dining room, kitchen and porch with two bedrooms and a bathroom to the first floor. Externally there is a yard to the rear with access to a store. The property offers a perfect opportunity for the first time purchaser or rental investor and early viewing is invited to appreciate the potential the property offers.



Accessed through a PVC front door with glazed inserts into:

ENTRANCE HALL

Recessed coat hook area, coving to ceiling, electric meter box to high level and internal doors to lounge and dining room. Stairs to first floor.

LOUNGE

10' 2" x 8' 10" (3.1m x 2.69m)

Modern fireplace with wood grain effect surround and electric feature fire. Coving to ceiling, ceiling light point and radiator. UPVC double glazed window to front and alcove cupboard housing the gas meter.

DINING ROOM

14' 0" x 8' 2" (4.27m x 2.49m)

Open to under stairs, alcove cupboard with louvred doors and wood framed window to rear porch.

KITCHEN

8' 11" x 5' 10" (2.72m x 1.78m)

Fitted with an older range of base and wall units with worktop over incorporating stainless steel sink and drainer and tiled splashbacks. Space and point for gas cooker, single glazed window and door to porch.

PORCH

6' 7" x 5' 9" (2.01m x 1.75m)

Door and window to yard.

FIRST FLOOR LANDING

Access to two bedrooms and ceiling light point.

BEDROOM

10' 2" x 12' 0" (3.1m x 3.66m)

Double room situated to front with uPVC double glazed window, radiator and door to over stairs wardrobe area with hanging rail and shelf.



BEDROOM

11' 2" x 12' 0" (3.4m x 3.66m)

Further double room situated to rear with uPVC double glazed window, radiator and wall mounted Baxi boiler for the central heating and hot water systems. Connecting door to shower room.

SHOWER ROOM

8' 11" x 5' 10" (2.72m x 1.78m)

Fitted with a modern three piece suite in white comprising of glass fronted walk in shower cubicle with modern panelling to walls, WC with push button flush and pedestal wash hand basin. Radiator, ceiling light point and uPVC double glazed window.

EXTERIOR

To the rear there is a yard area with door to useful store.

