

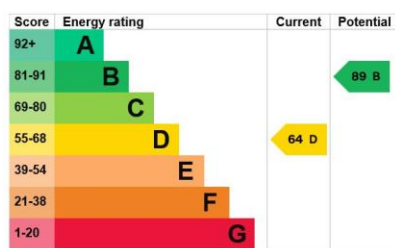
DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the first exit onto Brewery Street and after the crossing turn right onto Hart Street. Take the next right onto Burlington Street and the property can be found towards the bottom on the left.

The property can be found by using the following "What Three Words" <https://what3words.com/undertook.parties.vibes>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness District 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.



JH Homes
£165,000



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**11 Burlington Street,
 Ulverston, LA12 7JA**

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Beautiful traditional cottage property situated in a convenient location close to the town centre which is perfect for a range of buyers and considered ideal for a professional couple or first-time purchaser. The convenient location offers easy access to the town centre and amenities. Comprising of lounge, kitchen/diner, double bedroom, inner landing/study area, shower room with modern suite and staircase leading to a developed loft room perfect for use as a home office etc. Completing the property to the rear there is a small open raised seating area belonging the property, on street parking, gas fired central heating system, uPVC double glazing and an excellent standard of presentation throughout. Early viewing is both invited and recommended to appreciate this lovely home.



Accessed through a modern composite door opening to:

LOUNGE

10' 6" x 12' 0" (3.2m x 3.66m)

Inset lights to ceiling, lovely central fireplace feature with white painted fire surround, tiled inset and hearth with point for an electric fire. Alcove cupboard with storage under, uPVC double glazed window to front with blind, deeper sill, cupboard under with gas meter and electric meter to wall. Feature panelling below the dado rail, radiator, two wall light points and light wood grain laminate flooring.

KITCHEN/DINER

12' 0" x 9' 2" (3.66m x 2.79m)

Fitted with a range of modern fitted base, wall and drawer units with light wood grain work surface over incorporating stainless steel sink unit and mixer tap. Integrated appliances include gas hob with glass splashback and cooker hood over, electric oven and grill below and recess and plumbing for washing machine. Open under stairs area with space for fridge freezer and further area of work surface and matching base unit. Door to under stairs cupboard, modern tall column radiator and staircase to first floor. UPVC double glazed door with pattern glass pane open to rear.

FIRST FLOOR LANDING

Door to bedroom, shower room, open access to inner landing and stairs to loft room. Borrowed light window to shower room and radiator.

BEDROOM

10' 6" x 12' 0" (3.2m x 3.66m)

Double room with uPVC double glazed, tilt and turn opening pane, radiator, ceiling light point and power.

SHOWER ROOM

5' 0" x 9' 2" (1.52m x 2.79m)

Fitted with a modern three piece suite in white comprising of WC with push button flush, pedestal wash hand basin and glazed shower cubicle with fixed rain head shower and flexi track spray. Modern panelling to shower cubicle and adjacent wall, uPVC double glazed window with pattern glass pane and tilt and turn opening. Radiator, laminate style tiled floor and double doors to boiler cupboard housing Valiant gas combi boiler for the heating and hot water systems.



SECOND FLOOR

Opens to loft room.

LOFT ROOM

13' 1" x 12' 0" (3.99m x 3.66m)

Double glazed roof light exposed beams and doors to eaves storage areas. lower head height particularly to the sides, radiator, ceiling light point and power.

EXTERIOR

To the rear is a raised flagged seating area belonging the property with communal rear space beyond. Sheltered rear porch to door to kitchen and low covered storage space to side.

