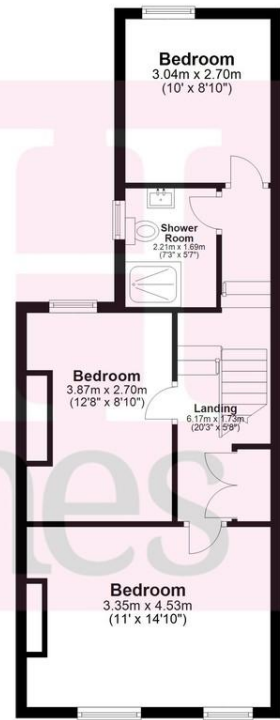


**Ground Floor**  
Approx. 48.4 sq. metres (520.5 sq. feet)



**First Floor**  
Approx. 48.7 sq. metres (523.9 sq. feet)



**DIRECTIONS**

From the office of JH Homes proceed down the cobbled Market Street. At the end go round the roundabout and take the third turn onto the Ellers. Take the first left by the Funeral Directors, continue straight at the junction and then first right onto Lightburn Road where the property can be found on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/sedative.paints.greyhound>

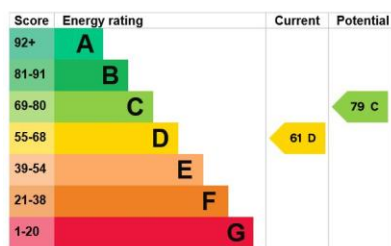
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, electric, gas and 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.



**£225,000**



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**12 Lightburn Road, Ulverston,  
Cumbria, LA12 0AU**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhomes.net](mailto:contact@jhomes.net)



Lovely stone fronted townhouse situated in this most convenient location within the popular Market Town of Ulverston. Offered vacant with no upper chain and spacious accommodation suited to a range of buyers including the family purchaser. Benefiting from uPVC double glazing and gas fired central heating system. Comprising of entrance hall, through lounge/dining room, fitted breakfast kitchen with three good sized bedrooms and modern shower room to the first floor. The convenient location offers easy walking distance to the town centre of Ulverston and its amenities. In all a great opportunity offered with offered vacant with no upper chain and early viewing invited.



Accessed through a feature PVC front door with central oval pane opening to:

**ENTRANCE HALL**

Dado rail, coving to ceiling and stairs to first floor. Internal door to lounge/dining room.

**LOUNGE**

11' 0" x 11' 5" (3.35m x 3.48m)  
UPVC bay window to front with fitted blinds and radiator under, central feature fire surround with granite style hearth and inset flame effect fire. Two wall light points, coving to ceiling and open access to dining room.

**DINING ROOM**

12' 8" x 11' 5" (3.86m x 3.48m)  
Coving to ceiling, uPVC double glazed window to rear looks towards the yard, radiator and door to kitchen.

**KITCHEN/BREAKFAST ROOM**

17' 7" x 8' 10" (5.36m x 2.69m)  
Fitted with a range of base, wall and drawer units with wood block effect work surface extending to a breakfast bar area and incorporating sink and drainer with swan necked mixer tap. Integrated appliances include electric hob with cooker hood over and low level double oven and grill with free-standing American style fridge freezer. Recess and plumbing for washing machine, tiled upstands and concealed wall mounted boiler for the hot water and heating system. Three uPVC double glazed windows and half glazed door to rear yard. Door to a under stair store.

**FIRST FLOOR LANDING**

Split at the three-quarter landing with access to a bedroom and the bathroom. The main staircase offers access to two further bedrooms, loft access and built in storage cupboard.

**BEDROOM**

11' 0" x 14' 10" (3.35m x 4.52m)  
Spacious double room with two uPVC double glazed windows to front, radiator, ceiling light point and power.



**BEDROOM**

12' 8" x 8' 10" (3.86m x 2.69m)  
Double room with wardrobe, radiator, ceiling light point and uPVC double glazed window to rear.

**BEDROOM**

10' 0" x 8' 10" (3.05m x 2.69m)  
Situated to rear with radiator, uPVC double glazed window, ceiling light point and power.

**BATHROOM**

Modern three piece suite in white comprising of pedestal wash hand basin with vanity mirror over with incorporated lighting, WC and glazed shower screen to shower cubicle with fixed rain head and floor drain. Full tiling to the walls and floor and a PVC double glazed pattern glass window.

**EXTERIOR**

To the rear of the property is an enclosed spacious yard offering a seating area. To the front is a pedestrian gate and access over the front forecourt to the front door. The front forecourt offers a low stone retaining wall and an ideal additional seating area.

