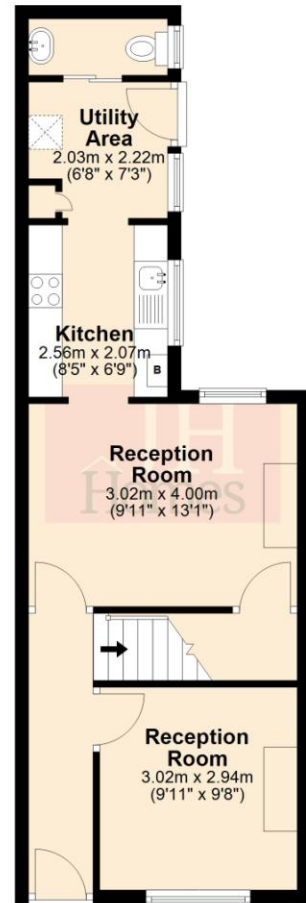
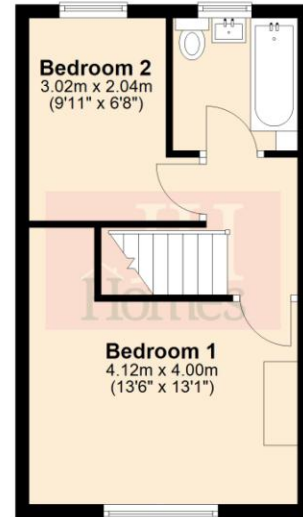


**Ground Floor**  
Approx. 42.2 sq. metres (454.1 sq. feet)



**First Floor**  
Approx. 29.0 sq. metres (311.7 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

**DIRECTIONS**

From the central roundabout proceed out of town along the A590 heading towards the Lakes. At the traffic lights turn right onto Quebec Street and after a short distance turn first left onto Devonshire Road. Take the next Left onto Towers Street and bear right where you will find the property on the left hand side.

The property can be found by using the following "What Three Words" what3words

<https://w3w.co/tornado.wigles.estuaries>

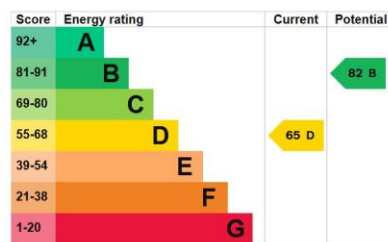
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, electricity, gas 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.



**£137,500**



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**23 Towers Street,  
Ulverston, LA12 9AN**

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

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



Mid terrace home offering comfortable, well-presented recently improved and modernised accommodation in this convenient location within the popular market town of Ulverston. Offered for sale with vacant possession having no upper chain and suited to a range of buyers including the single occupier, professional couple and first time purchaser. Comprising of entrance hall, two reception rooms, kitchen, utility and ground floor WC with two bedrooms and a bathroom to the first floor. Having modern decoration with white walls and grey carpeting, modern kitchen and bathroom, uPVC double glazing and gas fired central heating system. Completing this property is an enclosed yard to the rear. Early viewing is invited and recommended.



Accessed through a PVC front door with double glazed window to door frame opening into:

**ENTRANCE HALL**

Coving to ceiling with traditional moulding, radiator and modern wooden doors to two reception rooms.

**DINING ROOM**

9' 10" x 9' 7" (3.02m x 2.93 m) widest points  
Traditional coving, two low level alcove storage cupboards, one housing the gas meter, radiator and uPVC double glazed window.

**LOUNGE**

9' 10" x 13' 0" (3.00m x 3.98m)  
Central feature, fireplace with grey painted fire surround, marble style inset and hearth and housing living coal flame gas fire. UPVC double glazed window to rear looking to the yard and to the side with glimpses of Hoad Monument. Traditional door to an under stair store which houses the electric meter, circuit breaker control point and offers useful storage space.

**KITCHEN**

8' 4" x 6' 9" (2.56m x 2.07m)  
Modern fitted kitchen offering a range of base, wall and drawer units with patterned work surface over incorporating stainless steel sink unit with mixer tap. Integrated low level oven and gas hob with glass splash back and cooker hood over, recess for fridge and wall mounted Valliant gas combi boiler for the heating and hot water systems. Open doorway to utility and grey wood grain effect vinyl flooring.

**UTILITY ROOM**

6' 7" x 7' 3" (2.02m x 2.23m)  
Grey wood grain effect vinyl flooring, coat hooks to wall, uPVC double glazed window and door to yard, radiator and tall storage cupboard.

**WC**

2' 9" x 7' 1" (0.86m x 2.17m)  
Accessed by way of a sliding door and comprising of two piece suite to include wash hand basin with swan neck mixer tap, set onto a wooden washstand with storage under and WC with concealed cistern and matching woodblock surface. UPVC double glazed pattern glass window and wood grain vinyl flooring.



**FIRST FLOOR LANDING**

Modern wood grain doors to bedrooms and bathroom.

**BEDROOM**

10' 0" x 13' 1" (3.07m x 3.99m)  
Double room with radiator, uPVC double glazed window to front and recessed alcove over the stairs.

**BEDROOM**

9' 10" x 6' 8" (3.01m x 2.04m)  
Single room with uPVC double glazed window and radiator. Outlook to side towards Hoad Hill & Monument beyond the neighbouring properties.

**BATHROOM**

6' 2" x 6' 0" (1.89m x 1.83m)  
Fitted with a modern three piece suite in white comprising of panelled bath with glazed shower screen and mixer tap shower fitment, wash hand basin inset to vanity unit with storage under and mixer tap and WC with push button flush. Modern grey panelling to splashbacks, wood grain laminate style flooring and radiator. UPVC double glazed window with fitted fan and borrowed light windows to bedroom and landing.

**EXTERIOR**

To the rear of the property is an enclosed yard with door to service lane, having a traditional brick set flooring and outside water tap.

