

DIRECTIONS

From the offices of JH Homes, turn right into Market Street and proceed to the roundabout at Tank Square taking the second left heading out of Ulverston. Continue through the first set of lights and then take your next right onto North Lonsdale Road. Travelling along passing Mole Country Stores and Travis Perkins where Kennedy Street can be found on your left with the property also on the left of the street.

The property can be found by using the following "What Three Words" what3words https://w3w.co/tributes.navy.likely

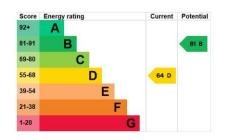
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected.



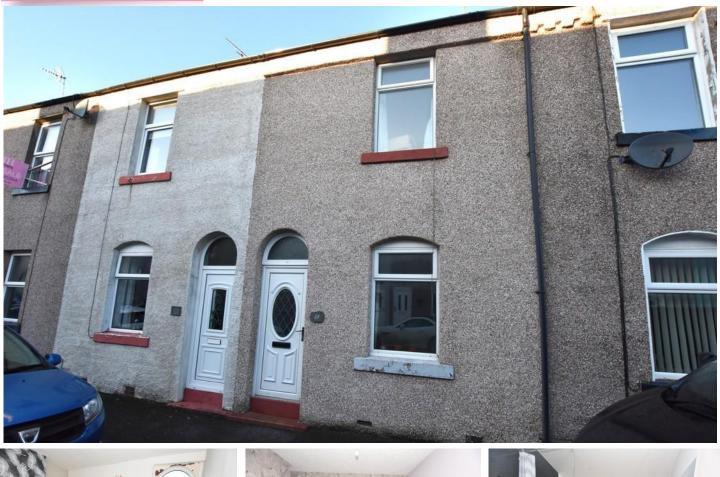


Estate Agency Act 1979

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 the mselves 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.









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Ulverston, LA12 9EA

For more information call **U1229** 2 New Market Street Ulverston Cumbria LA12 7LN www.jhhomes.net or contact@jhhomes.net

£130,000





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For more information call **01229 445004**

Pleasant traditional mid terraced house situated in this pleasing location to the edge of Ulverston which offers accommodation suited to a range of buyers including first-time purchaser or rental investor. Comprising two reception rooms, kitchen, two double bedrooms and modern bathroom - accessed from a bedroom. Complete with gas central heating system, majority double glazing and offering a comfortable home in a pleasing location with yard and useful store to rear. A great opportunity with early viewing invited.



Accessed through a feature PVC door with oval leaded pattern glass pane and matching arched double-glazed window to door frame leading into:

DINING ROOM

10' 4" x 12' 9" (3.15m x 3.89m)

Electric fire with conglomerate style hearth, alcove cupboard housing gas meter, radiator and to the rear of the room access to an are with stairs leading to the first floor.

LOBBY

Stairs to first floor and door to lounge.

LOUNGE

12' 1" x 12' 9" (3.68m x 3.89m)

UPVC double glazed window to rear, radiator, TV bracket to chimney breast wall and door to useful under stairs store with light. Open doorway to kitchen.

KITCHEN

11' 1" x 6' 4" (3.38m x 1.93m)

Fitted with a range of base, wall and drawer units with light wood grain effect work surface over incorporating oval stainless steel sink and drainer with mixer tap and stone effect tiled splashback with pattern tiles interspersed. Recess and plumbing for washing machine, recess and point for electric cooker and space for fridge/freezer. Wall mounted Valiant boiler for the central heating and hot water systems, two single glazed windows to side and PVC door with pattern glass upper pane opening to yard.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM

12' 1" x 12' 9" (3.68m x 3.89m) Excellent double room situated to the rear of the property with radiator and uPVC double glazed window offering an aspect towards Hoad Monument in the distance. Door to side to bathroom.

