



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

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.



BATHROOM
11' 1" x 6' 4" (3.38m x 1.93m)
Fitted with a four piece suite in white comprising of panelled bath with mixer tap and shower fitment, combined WC and wash hand basin unit with storage cupboard under and concealed cistern and separate shower cubical with thermostatic shower and glazed side screen. Modern panelling to walls and ceiling, storage cupboard, radiator and uPVC double glazed window with pattern glass pane.

BEDROOM
10' 4" x 12' 9" (3.15m x 3.89m)
Situated to the front of the property this double room has radiator, uPVC double glazed window and a door to over stairs store with loft access.

EXTERIOR
The rear yard has an area of decking with a small fence dividing the lower yard area housing an outside tap and doors to service lane and an attached store.

STORE
9' 7" x 6' 4" (2.92m x 1.93m)
UPVC double glazed window with electric light and power.

