



Total area: approx. 90.1 sq. metres (969.5 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 Tower Street and bear right and Edmondson Street is on your right with the property the first house on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/label.clocking.identity>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric 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.

JH Homes

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£145,000



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**20 Edmondson Street, Ulverston,
Cumbria, LA12 9AW**

For more information call **01229 445004**

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

We are pleased to bring to the market this extended traditional end of terraced home situated in this popular and convenient location. Offering uPVC double glazing, gas fired central heating system and an extension to accommodate a dining area and wet room to the ground floor. Being of deceptive proportions which will be appreciated upon internal inspection and offered for sale with early and vacant possession having no upper chain. Comprising of two reception rooms, spacious kitchen, dining area, rear porch/utility and wet room to the ground floor and three excellent bedrooms and a shower room to the first floor. Recommended for early internal viewing to appreciate the space of proportions as well as being close by to a local Premier store, regular bus routes to Barrow Town Centre and Kendal, public houses and Ulverston train station.



Entered through a PVC door into:

- LOUNGE**
14' 10" x 12' 7" (4.54m x 3.84m)
Two uPVC double glazed windows to front and side. Fire surround, radiator and glazed double doors to:
- DINING ROOM**
14' 10" x 10' 11" (4.54m x 3.35m)
Gas fire with brick surround, radiator and uPVC double glazed window to side. Door to stairs to first floor and sliding door to:
- KITCHEN**
7' 6" x 8' 7" (2.31m x 2.63m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, chrome handles and splashback tiling. Integrated electric oven with hob and cooker hood over. Space and point for fridge/freezer, uPVC double glazed window to side and open to:
- DINING AREA**
7' 6" x 8' 4" (2.31m x 2.56m)
Storage cupboard, radiator and door to:
- REAR PORCH/UTILITY AREA**
Space and plumbing for washing machine, door to yard and sliding door to:
- WET ROOM**
WC, wash hand basin and wall mounted electric shower with floor drain.
- FIRST FLOOR LANDING**
Doors to all upper rooms and storage cupboard.



- BEDROOM**
9' 0" x 11' 3" (2.76m x 3.45m)
Double room with uPVC double glazed window to side, two fitted wardrobes and radiator.
- BEDROOM**
9' 2" x 12' 7" (2.80m x 3.84m) widest points
Fitted wardrobe, radiator and uPVC double glazed window to front.
- BEDROOM**
9' 0" x 12' 7" (2.76m x 3.84m)
UPVC double glazed window to side, fitted wardrobe and radiator.
- WET ROOM**
Three piece suite in white comprising WC, wash hand basin and shower cubicle.
- EXTERIOR**
Door to Towers Street.

