



JH
Homes

£205,000



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DIRECTIONS

From the office continue down Market Street, turn left on to Union Street, at the top of Union Street cross the road keeping Odd Fellows Hall on the left and Strands hair design on the right, after short distance turn left and then immediately right on to Tarn Side and the property is situated on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/nodded.fillers.interacts>

GENERAL INFORMATION

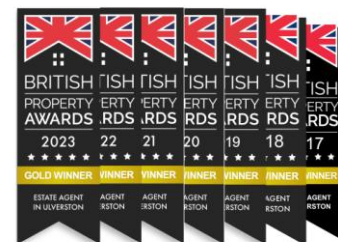
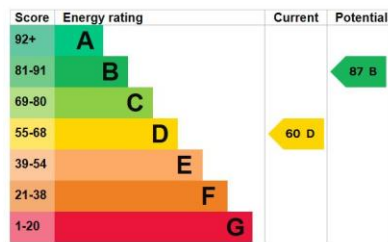
TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: The two neighbouring properties have access to the yard and the side gate to the rear service lane is used by all.



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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.



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**14 Tarn Side, Ulverston,
Cumbria, LA12 7EL**

For more information call **01229 445004**

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

Charming traditional cottage which is ideally situated in a central location of Ulverston. Offered vacant with no upper chain and featuring a cosy lounge, kitchen diner, utility room, three bedrooms and bathroom. The rear yard is generous with great potential, and the home benefits from central heating system and double glazing. Perfect for a variety of buyers with early viewing highly recommended.



Accessed from the front via a traditional wooden door opening directly into the entrance hall.

HALL

Stairs to first floor, high level electric meter and circuit breaker control point. Traditional style wooden latch handle doors to lounge and kitchen/diner.

LOUNGE

12' 0" x 11' 0" (3.68m x 3.37m)
Character room with central stone fireplace housing a recessed electric stove effect fire with wooden mantel. Alcove bookshelf, timber features to ceiling, uPVC double glazed sash windows to front with fitted blind and further uPVC double glazed window to rear. Radiator, ceiling light point and one wall light point. Open access to a useful under stair store with electric light.

KITCHEN/DINER

12' 1" x 10' 3" (3.69m x 3.13m)
Fitted with a range of base, wall and drawer units with work top over incorporating white ceramic one and a half bowl sink with mixer tap and tiling to upstands. Recess and point for gas cooker, wall mounted gas boiler for the heating and hot water systems, and traditional style radiator.

UPVC double glazed sash window to front with blind and slate sill and uPVC double glazed window to the rear with tiled sill looking to the yard area. Stable door to yard and further door to a useful utility room.

UTILITY ROOM

7' 4" x 4' 2" (2.25 m x 1.29m)
Traditional single glazed window to front, recess and plumbing for washing machine, shelving and space for fridge freezer. Electric light and power and door under windowsill with access to the gas meter.

FIRST FLOOR LANDING

Two uPVC double glazed windows and traditional doors to bedrooms and bathroom. radiator, timber features to ceiling and wall light point.

BEDROOM

11' 11" x 10' 9" (3.63m x 3.28m)
Pleasant double room with timber features to ceiling and uPVC double glazed sash window to front. Former fireplace recess, radiator and door to an alcove wardrobe storage cupboard.



BEDROOM

8' 11" x 11' 3" (2.73m x 3.43m)
Further double room with two uPVC double glazed sash style windows to front, radiator, timber features to ceiling and side alcove with shelving.

BEDROOM

5' 6" x 10' 2" (1.69m x 3.10m)
Single room with uPVC double glazed sash style window to front, radiator, timber features to ceiling and recessed alcove shelving with storage cupboard under. Loft access.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)
Modern three piece suite in white comprising of WC with push button flush, pedestal wash hand basin with mixer tap and shower bath with curved shower screen, electric shower and mixer tap fitment. Tiling to splash backs, timber features to wall, ladder style radiator, glass shelf, mirror and bathroom cabinet. UPVC double glazed window with slate sill.

EXTERIOR

To the rear of the property is a pleasant yard area with sunny aspects which is flagged, has a raised border area and garden storage shed. It offers a pleasant seating space with great potential for landscaping.

