

Total area: approx. 103.1 sq. metres (1109.5 sq. feet)

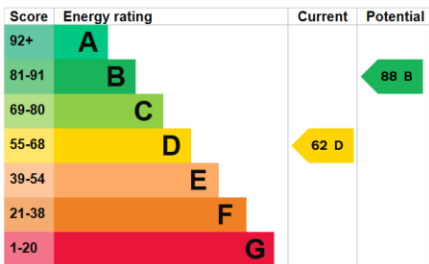
DIRECTIONS

From the office of JH Homes proceed down he cobbled Market Street. At the roundabout take the first exit onto Brewery Street continue onto Fountain Street and at the end after the crossing turn left onto King St and first Left towards The Gill, turn first left where you can find the property on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/motored.eminent.flagged>

GENERAL INFORMATION

- TENURE: Freehold
- COUNCIL TAX: A
- LOCAL AUTHORITY: Westmorland & Furness Council
- SERVICES: Mains drainage, gas, water and electricity 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.

£250,000



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PARKING

The Old Bakehouse, 3 The Gill,
Ulverston, Cumbria, LA12 7BJ

For more information call **01229 445004**

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

Charming cottage property that's beautifully presented and situated right in the heart of the popular market town of Ulverston. Situated adjacent to The Gill, the start of the Cumbrian Way and within easy walking access to all the towns, shops, pubs and amenities. Benefitting from a high standard of internal presentation, good sized rooms and a good sized front forecourt seating area that also provides parking for one vehicle. Laid out over two floors the accommodation comprises of porch, lounge, dining room, study area, kitchen, three bedrooms, master with ensuite and family bathroom. Complete with gas fired central heating system, double glazing and a high standard of presentation. The property is considered suitable to a wide range of buyers with early viewing invited of this no chain property.



Accessed through a half glazed door opening to the entrance porch.

PORCH

The entrance porch has wood framed windows and offers an excellent shelter and area to kick off shoes with a 1/2 glazed front door opening directly to the dining room.

DINING ROOM

14' 6" x 9' 10" (4.42m x 3m)
Feature fireplace with red brick surround and currently housing an electric stove effect fire. Wood frame double glazed window to front with window seat offering outlook to the front forecourt and parking area. Three wall light points, two radiators and doors connecting to lounge, kitchen and study.

LOUNGE

14' 11" x 9' 7" (4.55m x 2.92m)
Situated to the front of the property with tiled fireplace with electric flicker flame fire, radiator, three wall light points and wood frame double glazed window to front with window seat.

KITCHEN

14' 9" x 7' 4" (4.5m x 2.24m)
Situated to the side of the property with a half-glazed door opening to the front forecourt and pattern glass window to side with fitted blind, tiling to floor and splashback tiling to walls. Fitted with a range of base, wall and drawer units with granite effect work surface over to include a small breakfast bar area and incorporating a one and a half bowl sink and drainer with mixer tap. Pelmet lighting, wall recess, integrated electric hob with modern cooker hood over and low-level electric oven. Recess and plumbing for washing machine and recess for fridge. Modern electric panel heater and double doors to dining room.

STUDY AREA

8' 7" x 13' 10" (2.62m x 4.22m)
Stairs to first floor with understairs area, two wall light points, coat hooks to one wall and radiator. Glazed pattern glass window to side.

FIRST FLOOR LANDING

Over stairs Velux double glazed roof light and wood frame double glazed window to side. Radiator, two wall light points and door to shelved storage cupboard.

BEDROOM

14' 11" x 9' 9" (4.55m x 2.97m)
Double room with wood frame double glazed window to front with window seat, radiator, ceiling light point and connecting half glazed door to en-suite shower room.



ENSUITE

6' 8" x 7' 10" (2.03m x 2.39m)
Attractive tiling to walls and floor with floor drain to glazed shower cubical with thermostatic shower, WC with push button flush and pedestal wash hand basin with mixer tap and double mirror fronted bathroom cabinet. Worcester gas boiler for the central heating and hot water systems, double glazed window to front with pattern glass pane and Velux roof light. Radiator and two wall light points.

BEDROOM

14' 8" x 9' 6" (4.47m x 2.9m)
Further double room with double glazed window to front with window seat, radiator and ceiling light point.

BEDROOM

8' 8" x 6' 9" (2.64m x 2.06m)
Single room with Velux double glazed roof light, radiator, wall light point and curtain covering an over stairs storage space with hanging rail.

BATHROOM

7' 11" x 7' 4" (2.41m x 2.24m)
Fitted with a coloured three piece suite comprising of WC, corner bath with mixer tap and shower fitment and pedestal wash hand basin. Tiling to splashbacks, modern vinyl flooring, double mirror fronted bathroom cabinet, radiator, double glazed window and Velux roof light.

EXTERIOR

To the front of the property is a pleasant forecourt area with stone retaining wall and set of double gates offering off road parking space.

