

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From County Square, continue straight over the A590 traffic lights into Victoria Road. Take your third right into Alexander Road where the property can be found on the left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/gaps.drumbeat.equal>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness District Council

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



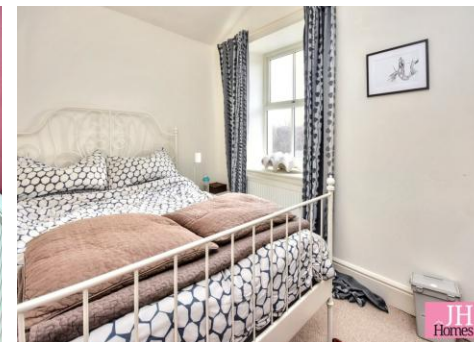
Estate Agency Act 1979

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.

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Ulverston, LA12 0DE

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

Fabulous traditional five bedroom Victorian, four storey property situated in a convenient location offering easy access to the town centre and amenities. Spacious family home which has been modernised and improved throughout to include a super kitchen/diner, uPVC double glazing and PV panels direct to the property's electricity meter. All of these have been made whilst maintaining many original style features including some tiled flooring, cornicing, picture rails, Accoya wooden flooring and fireplace to the lounge. It offers a spacious comfortable family home comprising of spacious hall, bay windowed lounge, dining room, dining room, modern fitted kitchen/breakfast room, utility room, WC and cellar to the lower ground floors with family bathroom and five bedrooms over two further floors. Pleasant front forecourt and an enclosed yard to rear with Accoya timber double glazing and gas fired central heating system. Excellent home that will be fully appreciated upon internal inspection and is considered suitable to a range of buyers including the family purchaser. Early viewings are invited to appreciate this comfortable and stylish property which is within walking distance of local amenities, shops, schools, bus routes, train station and town centre.



Accessed through an Accoya timber door into:

ENTRANCE V ESTIBULE

Door to:

HALL

Door to dining room, door to kitchen/breakfast room and door to cellar.
Stairs to first floor.

LOUNGE

15' 10" x 11' 3" (4.83m x 3.43m)
Glazed bay window to front, Multifuel burner with feature surround, radiator and solid Oak flooring. Archway to:

DINING ROOM

12' 9" x 9' 1" (3.89m x 2.77m)
Solid Oak flooring, radiator and French style Oak double glazed, double doors to the rear yard.

KITCHEN/BREAKFAST ROOM

16' 10" x 10' 10" (5.13m x 3.3m)
Fitted with a good range of base, wall and drawer units with Lake District slate worktop over incorporating twin Belfast sinks, matching splashbacks and brass handles. Electric and gas range cooker and space for American style fridge/freezer. Pantry, radiator and two double glazed windows to side. Door to:

UTILITY ROOM

5' 11" x 8' 6" (1.8m x 2.59m) widest points
Single base unit with wooden worktop over incorporating stainless steel sink. Cupboard housing combination boiler for the hot water and heating system. roof window and external glass panelled door to rear yard. Door to:

WC

One piece suite comprising of WC, double glazed window to rear and radiator.

CELLAR

16' 8" x 11' 1" (5.08m x 3.38m)
Window, light and power.

FIRST FLOOR LANDING

Split landing with bookshelf and cupboard. Access to three bedrooms and bathroom and stairs to second floor.

BEDROOM

13' 3" x 15' 7" (4.04m x 4.75m)
Full width room with two double glazed sash windows to front and two radiators.

BEDROOM

12' 7" x 9' 0" (3.84m x 2.74m)
Casement double glazed window to rear and radiator.



BEDROOM

7' 1" x 11' 1" (2.16m x 3.38m)
Single room with sash double glazed window to rear and radiator.

BATHROOM

9' 1" x 7' 10" (2.77m x 2.39m) widest points
Four piece suite comprising of WC, wash hand vanity basin, shower cubicle and whirlpool bath. Roof window, splash back tiling, underfloor heating and heated towel rail.

SECOND FLOOR LANDING

Roof window, storage cupboard and access to two bedrooms.

BEDROOM

12' 7" x 15' 1" (3.84m x 4.6m)
Full width double room with sash double glazed window to front and radiator.

BEDROOM

12' 7" x 8' 11" (3.84m x 2.72m)
Two roof windows, mezzanine with space for bed and radiator.

EXTERIOR

Forecourt to front with access to front entrance door. Enclosed rear yard with timber decking and access to service road.

