



DIRECTIONS

Leaving the offices of JH Homes on foot, proceed down Market Street passing Costa and turning left onto Union Street where the property can be found near the end on the right hand side.

The property can be found by using the following approximate "What Three Words" <https://w3w.co/forkful.sketches.ounce>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage 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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£175,000



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4 Brewery Street,
Ulverston, LA12 7HU

For more information call **01229 445004**

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

Traditional three storey terrace property situated in a prominent location facing Brewery St close to the centre of Ulverston. Offered vacant, having no upper chain and well proportioned three bedroom accommodation complete with gas central heating system and uPVC double glazing. Benefits from a pleasant sunny yard to the rear with useful outside store/workshop. Comprising of Two reception rooms and kitchen to the ground floor with, three bedrooms over a further two floors and family five piece bathroom suite. The property has great potential for modernisation and personalisation and early viewing is invited to appreciate the size and further potential.



Accessed through a wooden front door with glazed panel to the door frame, opening into:

ENTRANCE VESTIBULE

Wooden door to hall.

HALL

Radiator, traditional arch moulding and staircase to first floor. Two internal doors to lounge and dining room.

LOUNGE

9' 11" x 9' 9" (3.02m x 2.97m)
UPVC double glazed window with traditional exposed wood surround and cupboard under sill, decorative traditional central fireplace with cast and tiled inset and traditional alcove cupboards to either side. Double doors access the adjacent dining room.

DINING ROOM

11' 5" x 12' 4" (3.48m x 3.76m)
Radiator, uPVC double glazed window to rear looking to the yard, door to understairs store and further door to kitchen.

KITCHEN

10' 4" x 6' 9" (3.15m x 2.06m)
Fitted with base, wall and drawer units with patterned work surface over incorporating one and a half bowl stainless steel sink and drianer with mixer tap. Wall mounted gas boiler for the central heating and hot water system, Integrated electric oven and four ring gas hob with cooker hood over. Space and plumbing for washing machine, space for fridge/freezer, radiator and extractor. UPVC double glazed window and wooden door with fan light upper opens to yard.

FIRST FLOOR LANDING

Westmorland style uPVC double glazed window, stairs to second floor and doors to a bedroom and bathroom.

BEDROOM

11' 4" x 13' 4" (3.45m x 4.06m)
Double room with uPVC double glazed window, picture rail and radiator.



BATHROOM

10' 4" x 7' 8" (3.15m x 2.34m)
Fitted with five piece suite comprising of pedestal wash hand basin, panelled bath with mixer tap and shower attachment, WC, bidet and tiled shower cubicle with glazed door. Half tiling to walls, radiator, extractor fan and slate tile effect floor.

SECOND FLOOR LANDING

Access to two further bedrooms.

BEDROOM

11' 2" x 13' 5" (3.4m x 4.09m)
Further generous double room with wood grain effect laminate flooring, uPVC double glazed window, vaulted ceiling and radiator.

BEDROOM

9' 6" x 8' 0" (2.9m x 2.44m)
Single room with uPVC double glazed window to rear looking towards The Brewery Street car park. Radiator and vaulted ceiling.

EXTERIOR

Enclosed yard to the rear is a sunny and sheltered area that offers a pleasant outdoor seating space. The yard is flagged and also offers a useful store/workshop.

WORKSHOP/STORE

7' 10" x 9' 4" (2.39m x 2.84m)
Door to the rear access lane and Brewery Street car park.

