

The image displays two floor plans for a property. The Ground Floor plan on the left shows a large central lounge (4.86m x 3.67m) with a fireplace, a kitchen (3.73m x 1.86m) with a sink and stove, and a bathroom (2.29m x 2.24m). The First Floor plan on the right shows two bedrooms (Bedroom 1: 2.49m x 3.91m, Bedroom 2: 2.29m x 2.24m) and a shower room (2.81m x 1.50m). Both plans include a staircase and are color-coded by room type.

Ground Floor
Approx 28 sq m / 298 sq ft

- KITCHEN**
3.73m x 1.86m
12'3" x 6'1"
- LOUNGE**
4.86m x 3.67m
15'11" x 12'0"
- BATHROOM**
2.29m x 2.24m
7'6" x 7'4"

First Floor
Approx 30 sq m / 324 sq ft

- BEDROOM 1**
2.49m x 3.91m
8'2" x 12'10"
- BEDROOM 2**
2.29m x 2.24m
7'6" x 7'4"
- SHOWER ROOM**
2.81m x 1.50m
9'3" x 4'11"



Excellent modern news home situated in the heart of the popular market town of Ulverston. The property offers cosy & comfortable accommodation that is well presented and ready for early occupation being offered vacant with no upper chain. Located at the bottom of Daltongate and offers excellent access to the town centre and amenities including shops pubs and restaurants. Comprising of lounge, kitchen, two bedrooms and shower room. Complete with electric heating, uPVC double glazing and pleasant light decor throughout. Considered suitable for a range of buyers including the first-time purchaser and would also make a perfect lock up and leave property for anyone regularly visiting this popular town. This is a great little home that will be appreciated upon inspection.



Accessed by way of two short steps to a PVC front door with matching side window opening directly into:

- LOUNGE**
12' 0" x 15' 11" (3.66m x 4.85m)
UPVC double glazed window to front, wood grain laminate style flooring, ceiling light, two wall light points and electric storage heater. Stairs to first floor and open doorway to kitchen.
- KITCHEN**
6' 1" x 12' 3" (1.85m x 3.73m)
Fitted with a traditional range of base, wall and drawer units with patterned work surface over incorporating sink and drainer with mixer tap and tiling to upstands. Recess and point for electric cooker, recess for fridge and recess and plumbing for washing machine. Narrow breakfast bar area, borrowed light window to lounge and open doorway to an under stair storage cupboard with electric light and fitted coat hooks.
- FIRST FLOOR LANDING**
Storage heater, access point to loft and doors to bedrooms and shower room. Further doors to over stairs storage cupboard and airing cupboard with factory insulated hot water tank and shelved airing space.
- BEDROOM**
12' 10" x 8' 2" (3.91m x 2.49m)
Double room with double glazed PVC door to Juliet balcony offering a pleasant aspect over the rooftops of Ulverston. Open access to a wardrobe with hanging space and shelf and stripped wood flooring.
- BEDROOM**
7' 4" x 7' 6" (2.24m x 2.29m)
PVC door with glazed inserts opening to a Juliet balcony and offering a pleasant view over the rooftops towards Hoad Hill and its Monument. Electric panel heater, power and light.



SHOWER ROOM
4' 11" x 9' 3" (1.5m x 2.82m)
Fitted with a three piece suite in white comprising of WC with push button flush, wash hand basin with mixer tap inset to a vanity unit with tiled up stand and glazed shower cubical with Mira electric shower. Tile effect vinyl flooring, electric fan heater to wall and extractor fan to ceiling.

EXTERIOR
To the front of the property is the communal brick set pathway leading back to Daltongate with an area across from here for planters, small seat and bin storage.

