

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.



JH
Homes

£645,000



3



4



2



GARAGE &
PARKING

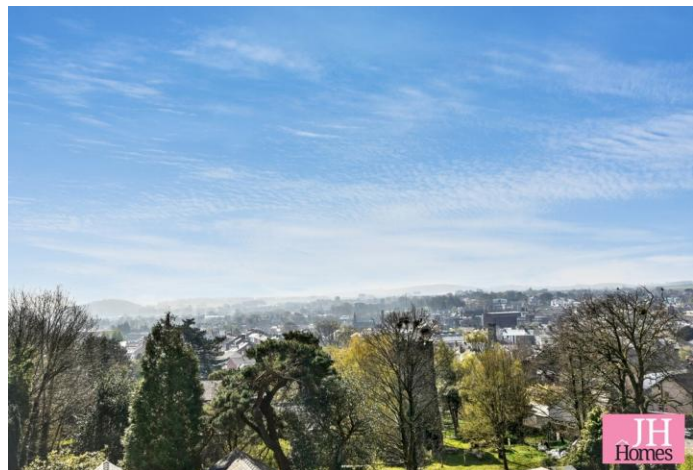
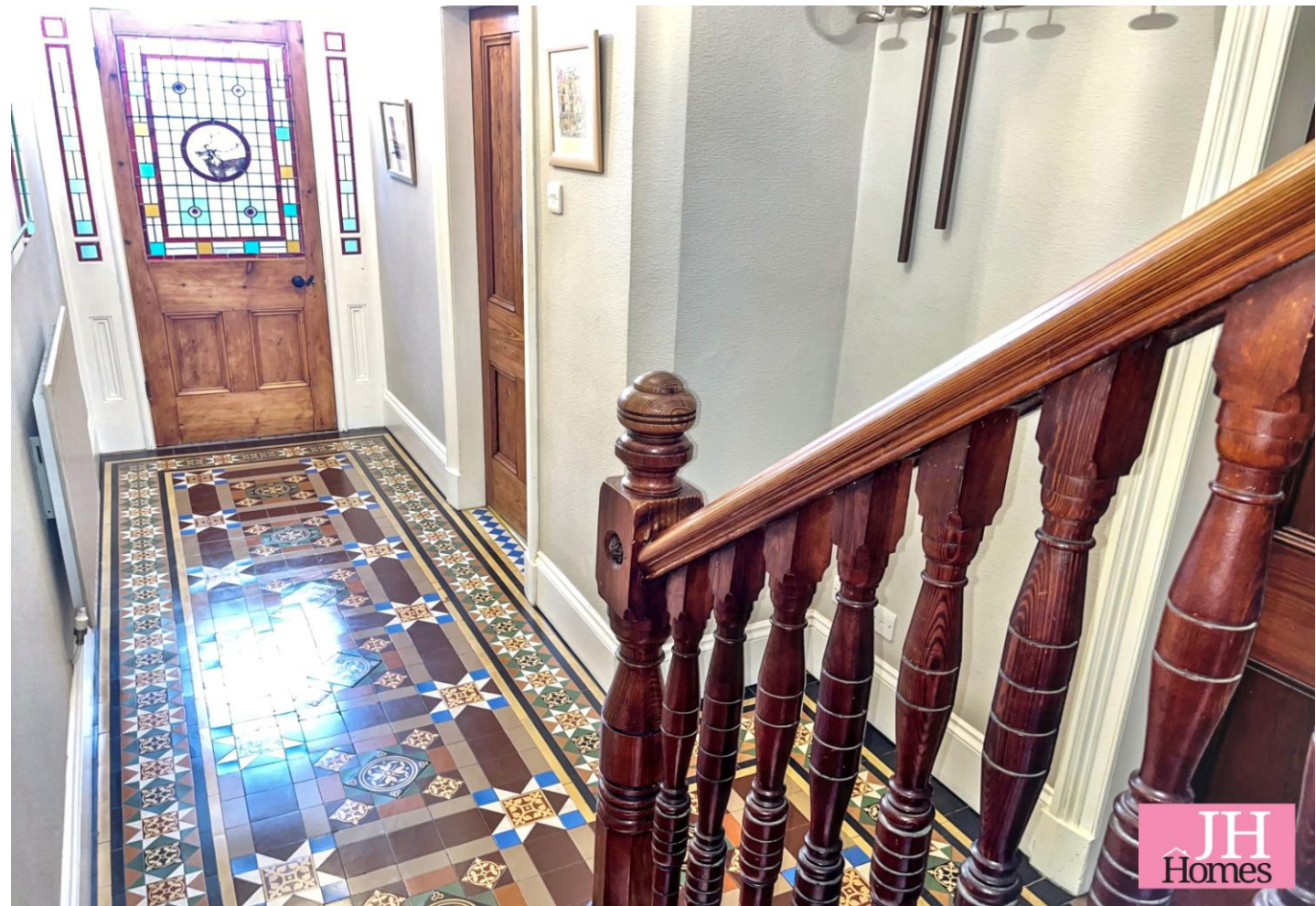
9 Green Bank, Ulverston,
LA12 7HA

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Beautiful, traditional, Victorian semi detached home situated in this sought after position within the popular market town of Ulverston. The property has been lovingly cared for, improved and modernised, by the current owners whilst managing to retain many original features including a superb, tiled floor within the vestibule, hall and kitchen and the Victorian fireplaces throughout. Offering family sized accommodation with the benefits of a lovely front garden, detached double garage and driveway with an excellent standard of presentation throughout. Comprising of vestibule, hall, lounge, dining room, kitchen, family room, utility and WC, cellar, and four good bedrooms, one with an ensuite, spacious family bathroom and attic room. Complete with a gas central heating system and double glazing this offers a superb home of quality in this most sought after location. There is easy access to the Town Centre and its many amenities as well as walks from the doorstep towards Hoad Monument. All in all a beautiful home that must be viewed to be appreciated.



DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the first turning on the left onto Brewery Street. Continue through the pedestrian crossing onto Fountain Street and after next pedestrian crossing turn right onto Church Walk. Continue on Church Walk round the left hand corner and at the top turn right onto Green Bank with the property being on the left and the detached garage on the right.

The property can be found by using the following "What Three Words" <https://what3words.com/yacht.importers.thrashing>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Borough Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through a fabulous traditional wooden front door with window to door frame opening directly into the porch.

PORCH

4' 4" x 4' 64" (1.32m x 2.84m)

Beautiful original style tiled floor with recessed floor mat. Traditional wooden door with feature leaded glass pane opening into:

HALL

Original style tiled floor, stairs leading to first floor with wood handrail and spindles. Feature coving and archway, radiator and pitch pine internal doors to lounge and dining room.

LOUNGE

12' 9" x 12' 6" (3.89m x 3.81m)

Double glazed bay window to front with a fabulous aspect to the front garden, terrace and garage beyond as well as aspects towards the town.

Feature Victorian fireplace with polished marble surround and mantle with inset living flame fire, coving to ceiling, two wall light points, column radiator and set of wooden double doors to the rear of the room opening into:

DINING ROOM

13' 2" x 11' 0" (4.01m x 3.35m)

Feature fireplace with inset living coal gas fire with traditional alcove cupboard to side, uPVC double glazed window to rear overlooking the landscaped rear yard and tall column radiator. Further cupboard with drawers to the side of the double doors and wooden door to hall.

KITCHEN

14' 0" x 9' 10" (4.27m x 3m)

Fitted with an attractive range of Sheraton base, wall and drawer units with granite worktop over incorporating inset double sinks with grooved drainer and mixer tap. Under unit lighting, spot lights to ceiling and tiled floor. Space and point for gas fired Aga with tiled splash backs, built in dishwasher and fridge/freezer. UPVC double glazed window, access to cellar and family room/breakfast room.

BREAKFAST ROOM

10' 11" x 6' 5" (3.33m x 1.96m)

Tiled floor, corner mounted Stovax woodburning stove set to raised tiled hearth with wooden feature lintel over, two radiators and roof window. Set of PVC double glazed French doors and side uPVC double glazed windows accessing and overlooking the rear, Doors to WC and utility room.



WC

4' 5" x 3' 1" (1.35m x 0.94m)

Fitted with a two piece suite comprising of corner mounted wash hand basin with mixer tap and low level, dual flush WC. Tiled splash backs, wall mounted cabinet, tiled floor and uPVC double glazed window.

UTILITY ROOM

8' 3" x 6' 5" (2.51m x 1.96m)

Fitted with a range of base and wall cupboards with worktop over incorporating stainless steel sink and drainer. Space and plumbing under for washing machine and space for dryer. Shelving to walls, radiator, tiled floor and coat hooks to wall.

LOWER GROUND FLOOR

CELLAR

12' 9" x 12' 6" (3.89m x 3.81m)

Currently used as a gym with window to front and housing gas and electric meters and circuit breaker control point. Further smaller storage room.

FIRST FLOOR LANDING

Turn at the three quarter landing with steps to the bathroom. The main landing has a radiator, access to two bedrooms and stairs to the second floor.

BATHROOM

14' 0" x 9' 10" (4.27m x 3m)

Fitted with a traditional five piece, white suite comprising of free standing roll top bath with shower attachment, shower cubicle with mixer shower, BD, WC and pedestal wash hand basin. Two opaque uPVC double glazed windows, radiator and heated towel rail, woodgrain effect flooring and tiled to walls.

BEDROOM

13' 2" x 10' 7" (4.01m x 3.23m)

Double room with feature white painted fire surround, uPVC double glazed window to rear, radiator, coving to ceiling and ceiling light point.

BEDROOM

12' 9" x 17' 4" (3.89m x 5.28m)

Full width double bedroom with double glazed bay window and further window to front overlooking the town towards the bay. Feature Victorian white marble fireplace housing a living flame gas fire, coving to ceiling, radiator and wall light points.

SECOND FLOOR LANDING

Traditional stained glass window, storage cupboard and access to two further bedrooms. Further door to a narrow wooden staircase leading to the attic room with Vaillant gas boiler for the hot water and heating system to the bottom.

BEDROOM

13' 2" x 10' 7" (4.01m x 3.23m)

Double room with coving to ceiling, feature white painted fire surround, radiator and uPVC double glazed window to rear.

BEDROOM

12' 9" x 17' 4" (3.89m x 5.28m)

Further double room with three double glazed windows to the front offering panoramic views across the town towards Morecambe Bay and Birkrigg. Two radiators, coving to ceiling and access to ensuite.

ENSUITE

Three piece suite comprising of glazed shower cubicle with thermostatic shower, pedestal wash hand basin and WC. Chrome style radiator/towel rail, extractor and cabinet.

THIRD FLOOR

ATTIC

23' 1" x 17' 2" (7.04m x 5.23m)

Roof window.

EXTERIOR

To the front of the property are traditional stone pillars with pedestrian gate and steps leading to the garden. Mainly laid to lawn with hedging/fencing offering privacy from the road side and neighbouring properties. Raised borders which are well stocked with mature shrubs and plants. Steps leading to the main front terrace. The terrace is flagged to create a seating area with fencing to the sides and offers pleasant views over the garden and beyond. To the side is a pathway leading round to the rear.

The rear is landscape with a raised border to one side and stocked with variety of trees and plants. Further steps lead to a gate to the rear service lane.

GARAGE

22' 5" x 16' 11" (6.83m x 5.16m)

Double garage, sympathetically built to complement the stone work of the house with access to attic storage. With windows to side, electric up and over door and roof window.