

**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Traditional mid terraced home situated in this established and popular residential location, offering a comfortable home that is both vacant and having no upper chain. Comprising of open plan lounge/kitchen/diner with central staircase, home office and workshop/utility and WC to the ground floor with two bedrooms and a bathroom to the first floor. Complete with yard to the rear, uPVC double glazing, gas central heating and the property is considered suitable for a range of buyers including the first-time purchaser or investor. In all an excellent opportunity with early viewing invited.



Accessed through a solid PVC door with double glazed pane to the door frame and opening into:

LOUNGE AREA

24' 10" x 12' 3" (7.57m x 3.73m) total area
Wood burning stove situated on a raised slate hearth with feature metal backplate. UPVC double glazed window to front, meter cupboard to the corner of the room along with corner display shelf and woodgrain effect laminate flooring. Staircase divide leading to the first floor.

KITCHEN/DINER

Fitted with a range of base, wall and drawer units with wood block work surface incorporating ceramic sink with mixer tap. Space and point for gas cooker, space for fridge freezer and traditional alcove wall cupboard concealing the Worcester boiler for the central heating and hot water systems. UVC double glazed window to rear looking to the yard, radiator and door to study.

STUDY

9' 0" x 5' 6" (2.74m x 1.68m)
Fitted desk area with shelving, PVC door with glazed inserts and window to yard, electric meter cupboard with circuit breaker control point and pine internal door to utility.

UTILITY ROOM & WC

8' 2" x 8' 4" (2.49m x 2.54m)
WC and wash hand basin, space and plumbing for washing machine and radiator.

FIRST FLOOR LANDING

Pine traditional doors to bedrooms.



BEDROOM

10' 1" x 11' 11" (3.07m x 3.63m)
Double room to the front of the property with mantle shelf and alcove shelving. UPVC double glazed window to front, radiator and over stairs storage area.

BEDROOM

11' 4" x 12' 1" (3.45m x 3.68m)
Further double room at the rear of the property with radiator, striped wood flooring and slate hearth to chimney breast. Alcove shelf with hanging rail, uPVC double glaze window, spotlights to ceilings and traditional door to bathroom.

BATHROOM

9' 0" x 5' 6" (2.74m x 1.68m)
Three piece suite in white comprising of WC, paneled bath with mixer tap and shower attachment and wash hand basin inset to vanity unit with storage under and mixer tap. Tiled splash backs, tiled floor and chrome ladder style towel radiator.

EXTERIOR

Enclosed yard to rear with door to service lane.

