



DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turning on the left heading out of Ulverston towards the lakes and after the traffic lights and pedestrian crossing turn left onto Swan Street. Take an immediate left into Newton Street and the property is on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/scooter.overdone.supposes>

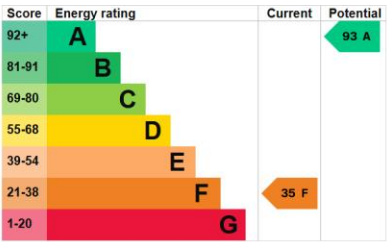
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains services include gas, electric, water and drainage.



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.



£85,000



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30 Newton Street,
Ulverston, LA12 7JG

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 mid terraced house in this popular location close to the town centre. In need of some modernisation and refurbishment which is reflected in the asking price but offers great potential to create a comfortable home. Comprising a lounge which is open to the kitchen, a ground floor shower room and to the first floor are two double bedrooms. Complete with a gas fired central heating system, double glazing and offers a great opportunity that will be perfect for a builder, developer or investor. Sold with vacant possession with no upper chain and early viewings are invited through JH Homes.



Accessed through a PVC door with double glazed circular pane opening to:

LOUNGE

10' 5" x 8' 0" (3.18m x 2.44m)
UPVC window to front, alcove cupboard and high-level cupboard with the electric meter. Open access to the rear with the stairs leading to the first floor and the kitchen beyond.

KITCHEN

10' 9" x 7' 10" (3.30m x 2.41m)
Fitted with a range of older units with integrated electric oven and gas hob with cooker hood over, space and plumbing for a washing machine, radiator and window to rear.

INNER HALL

Door to a passage/lobby with PVC door with double glazed inserts and window accessing the small yard area. Open access to shower room.

SHOWER ROOM

5' 9" x 7' 6" (1.76m x 2.29m)
Shower cubicle, corner WC and wash hand basin. Double glazed pattern glass window.



BEDROOM

10' 2" x 8' 0" (3.11m x 2.45m)
Accessed from a traditional door with latch handle. Double room with double glaze window to the front, radiator and over stairs wardrobe with access to loft.

BEDROOM

10' 1" x 8' 1" (3.09m x 2.47m)
Further double bedroom to the rear with traditional door and latch handle. Cast fireplace, radiator, Valliant gas Combi boiler for the heating and hot water systems and uPVC double glaze window to rear.

EXTERNALLY

Pavement fronted with a small yard to the rear with access across the neighbouring yard for removal of bins.

