



DIRECTIONS

Proceeding on foot from JH Homes, proceed up Market Street and turn right, at the crossing head up Upper Brook Street with the Chippy Bank on your right. On reaching the Gill, continue and just before reaching Cohens Chemist there is a lane on the Right "Bugle Horn Hill" and the property is located at the top.

The property can be found by using the following approximate "What Three Words" <https://w3w.co/glance.organist.scare>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.

JH
Homes

£155,000



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1 Old Coach House, Bugle Horn Hill,
Ulverston, LA12 7ET

For more information call **01229 445004**

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

Individual conversion creating a comfortable townhouse offering accommodation over three floors in this convenient and central location, between The Gill and Soutergate. Offering accommodation suited for a range of buyers including the single occupier or first-time buyer and comprising of hall, WC, kitchen/diner, lounge, double bedroom and bathroom. Complete with a gas fired central heating system, double glazing and the benefit of a useful outside store and bin store. Early viewing invited.



Accessed through a feature wooden door with diamond double glazed leaded pane opening to:

ENTRANCE HALL

Stairs to first and lower ground floor and doors to kitchen, WC and cupboard.

WC

4' 9" x 3' 4" (1.45m x 1.04m)
Two piece suite comprising of pedestal wash hand basin and WC with pushbutton flush. Double glazed sash window to front, extractor fan, radiator and wood grain effect vinyl flooring.

KITCHEN/DINER

10' 9" x 9' 10" (3.29m x 3.00m)
Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap and tiling to upstands. Integrated gas hob with cooker hood over and low-level oven and grill. Space for a freestanding fridge/freezer and recess and plumbing for washing machine. Inset lights to ceiling and two double glazed sash windows to front and side.

LOWER GROUND FLOOR

Built-in storage cupboard under stairs and doors to bedroom and bathroom.

BEDROOM

10' 9" x 10' 6" (3.28m x 3.21m)
Pleasant double room with inset lights to ceiling, radiator and double-glazed sash window to side.



BATHROOM

4' 5" x 7' 5" (1.35m x 2.28m)
Fitted with a three piece suite comprising of wood panelled bath with mixer tap and shower over with rail, WC with pushbutton flush and pedestal wash hand basin. Full tiling to walls with a central mid border tile, radiator, electric shaver light point, extractor fan and inset lights to ceiling.

FIRST FLOOR LANDING

Open to lounge.

LOUNGE/DINER

18' 2" x 11' 2" (5.54m x 3.42m)
Two double glazed sash windows to front, two double glazed roof lights, electric light, power and radiators. Central fireplace with timber fire surround and flagged hearth.

EXTERIOR

To the front of the property is a small border area with the gas meter cupboard positioned under kitchen window and an additional border to the other side of the front door. A path leading around neighbouring properties to the right drops down to a shared gate that provides access to a useful covered bin storage area and private storage building.

