



DIRECTIONS

Leaving the offices of JH Homes on foot, proceed down Market Street passing Costa and turning left onto Union Street where the property can be found near the end on the right hand side.

The property can be found by using the following approximate "What Three Words" <https://w3w.co/commutes.decking.diet>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage are all connected



Estate Agency Act 1979

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JH
Homes

£165,000



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6 Brewery Street,
Ulverston, LA12 7HU

For more information call **01229 445004**

2 New Market Street
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www.jhhomes.net or contact@jhhomes.net

Traditional three-story townhouse prominently situated to the start of Brewery Street in the heart of the popular market town of Ulverston. This excellent home is vacant with no chain and offers super potential for modernisation and personalisation to create a most comfortable family home. Benefiting from uPVC double glazing, gas fired central heating system and has the advantage of a sizable rear yard/garden space and outside store with pleasant sunny aspects. Comprising of hall, lounge, dining room, kitchen and three bedrooms and bathroom to the upper two floors. Early viewings available and recommended through the office of JH Homes to appreciate the great potential the property offers.



Accessed by way of a wooden front door with glazed window to door frame and opens to:

ENTRANCE HALL

The entrance hall has a slate tiled floor, central radiator and moulded feature arch with coat hooks and staircase leading to the first floor.

LOUNGE

10' 11" x 9' 7" (3.33m x 2.92m)
UPVC double glazed window to front with storage cupboard under housing electric meter and circuit control point. Alcove recesses to either side of the former chimney with one lower cupboard housing the water meter and open double doorway to dining room.

DINING ROOM

12' 1" x 11' 7" (3.68m x 3.53m)
Slate flagged floor, recessed alcove with shelving and radiator. UPVC double glazed window to rear with window seat looking to the rear yard and garden space and traditional internal doors to kitchen and low door to under stairs store.

FIRST FLOOR LANDING

Stairs with wooden handrail, newel post and spindles with the bottom half of a uPVC double glazed Westmoreland style window. Stairs to second floor and traditional wooden doors with latch handles to a bedroom and bathroom.

BEDROOM

9' 11" x 13' 5" (3.02m x 4.09m)
Full width double room with uPVC double glazed window to front with deeper sill and storage cupboard under, radiator and traditional cast Georgian style hob grate fireplace.

BATHROOM

10' 5" x 8' 0" (3.18m x 2.44m)
Fitted with a four piece suite in white comprising of shower cubicle with electric shower and modern panelling to walls, WC, pedestal wash hand basin and bath. Half tiling to walls, electric shaver light point, radiator, extractor fan and door to cupboard housing the Ideal gas boiler for the heating and hot water systems.



SECOND FLOOR LANDING

UPVC double glazed window and access to two upper bedrooms through traditional style latch handle doors.

BEDROOM

10' 7" x 13' 9" (3.23m x 4.19m)
Double room with built-in bedroom furniture and central dresser unit. UPVC double glazed window with deep sill, radiator, electric light and power.

BEDROOM

9' 7" x 8' 1" (2.92m x 2.46m)
Single room with uPVC double glazed window and deeper sill offering an aspect towards the town with the church tower and car park to the rear. Radiator and built-in cupboard with shelving.

EXTERIOR

Gate to the side of the property giving access to the path leading to the rear yard/garden which is also accessed from the kitchen. The rear yard and garden space is an excellent area with pleasant sunny aspects. Having a planted border area to the side with mature tree and door to useful garden storeroom.

