

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. After the traffic lights and pedestrian crossing turn left onto Swan Street with the Swan public house on the left, turn next right into Sunderland Terrace where the property can be found on the left-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/mavericks.worlds.binders>

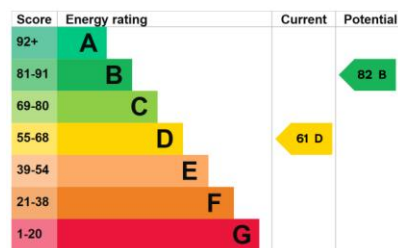
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage 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
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£230,000



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26 Sunderland Terrace,
Ulverston, LA12 7JY

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Fabulous traditional three bedroom Victorian three storey property situated in a convenient location offering easy access to the town centre and amenities. This spacious Grade II listed family home has been modernised and improved throughout including modern kitchen, combi-fired gas central heating system, wooden double glazing and offers views towards Hoad Hill and monument to the rear. Comprising of lounge, dining room, kitchen to the ground floor with three bedroom, master with an ensuite and family bathroom over two further floors. Complete with pleasant front forecourt, enclosed yard to rear and light attractive modern contemporary decor throughout. This end of chain property is suited to a range of buyers including the family purchaser and early viewing is invited to appreciate this comfortable and stylish property that has access to regular bus routes to Barrow Town Centre and Kendal, and close to public houses, Ulverston Town Centre and the train station.



Frosted glazed paneled entrance door opening to:

HALLWAY

Door to lounge, dining room, radiator and stairs to first floor.

LOUNGE

13' 3" x 9' 7" (4.04m x 2.92m)

Traditional style cast iron fire place, alcove cupboard, radiator and wooden double glazed window to front with storage cupboard below.

DINING ROOM

12' 5" x 9' 8" (3.78m x 2.95m)

Wooden double glazed window to rear with window seat and alcove cupboard. Under stairs cupboard, radiator and door to:

KITCHEN

19' 11" x 6' 11" (6.07m x 2.11m)

Fitted with a good range of base, wall and drawer units with wood effect work top over incorporating stainless steel sink and drainer with mixer tap, chrome handles and splash back tiling. Integrated electric double oven and four ring hob with cooker hood over, integrated fridge/freezer and dishwasher. Space and plumbing for washing machine, roof window and two wooden double glazed windows to side and rear. Door to yard.

FIRST FLOOR LANDING

Wooden double glazed window to rear with views of Hoad Monument, storage cupboard, radiator and stairs to second floor. Doors to master bedroom and bathroom.

MASTER BEDROOM

11' 8" x 14' 4" (3.56m x 4.37m)

Double room with wooden double glazed window to front, traditional style fire place and surround. Radiator and door to:

EN-SUITE

3' 2" x 7' 10" (0.97m x 2.39m)

Three piece suite comprising of WC, wash hand basin and shower cubide and radiator.

BATHROOM

10' 2" x 7' 6" (3.1m x 2.29m)

Fitted with a luxury four piece suite comprising of WC, wash hand basin, shower cubide and bath. Heated towel rail, tiling to walls and frosted glazed window to rear.



SECOND FLOOR LANDING

Access to two bedrooms.

BEDROOM

13' 4" x 13' 0" (4.06m x 3.96m)

Further double room with radiator and wooden double glazed window to front.

BEDROOM

12' 8" x 7' 5" (3.86m x 2.26m)

Wall mounted combination boiler for the hot water and heating system, wooden double glazed window to rear and radiator.

EXTERIOR

Cast iron gate gives access to pleasant front forecourt with wooded bark and stone chipping areas leading to the front door. To the rear is an enclosed yard with wooden latch door giving access to the rear service road.

