

Total area: approx. 61.2 sq. metres (658.2 sq. feet)

DIRECTIONS

Leaving our offices on foot, walking up Market Street, turning right at the top, across the pedestrian crossing and proceeding along Upper Brook Street with the chippy and Nevinson's carpets to either side. Walk across The Gill with the car parking on your left hand side onto Stanley street proceed past the hospital and at the junction continue straight across where the property can be found on your right hand side facing the allotments, identified by our "For Sale" board.

The property can be found by using the following "What Three Words" <https://w3w.co/army.coarser.toasters>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: Mains drainage, gas, water and electricity are all connected.

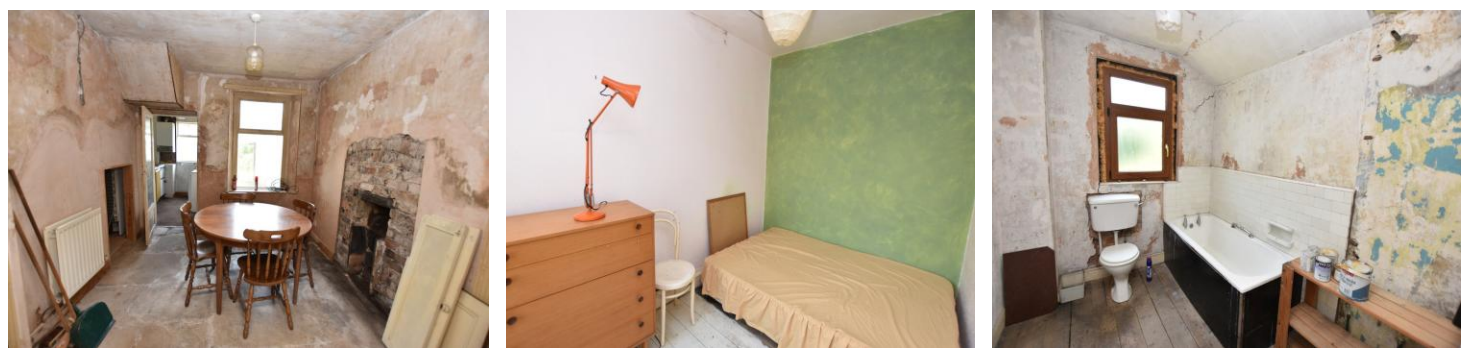


Estate Agency Act 1979

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.



£175,000



1



2



1

**3 Garden Terrace,
Ulverston, LA12 7DA**

For more information call **01229 445004**

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

Superb opportunity to renovate, modernise and refurbish a traditional mid terraced property in this excellent location facing the allotments and within close reach of the town centre and its many amenities. Some modernisation works have been started with the property still offering ample potential for a range of buyers including those looking to put their own creative stamp on a traditional town property. Comprising of entrance hall, through lounge/dining room with rectangular bay window, kitchen, two double bedrooms and bathroom. Having the advantage of a sizable yard to the rear across which is a service lane and then access to an excellent garden space currently overgrown but offering super potential.



Accessed over a front forecourt and through a wooden door into:

ENTRANCE HALL

Radiator, traditional coat hooks to wall, borrowed light window and stairs to first floor.

LOUNGE

10' 2" x 9' 1" (3.1m x 2.77m)

Rectangular bay window to front with uPVC double glazed window that offers an outlook to the allotments opposite. Gas and electric meter, former fireplace recess and borrowed light window to hall.

DINING ROOM

10' 2" x 9' 1" (3.1m x 2.77m)

Single glazed window to rear, radiator and low door to an understairs store. Glazed door to kitchen and former fireplace recess with traditional alcove cupboard to side.

KITCHEN

8' 10" x 6' 11" (2.69m x 2.11m)

Fitted with an older style of base and drawer unit incorporating stainless-steel sink unit and drainer with mixer tap. Wall mounted Worcester gas boiler for the hot water and heating system, recess point for an electric cooker, space and plumbing for washing machine and open to under stairs store. Single glazed window and door to rear yard.

FIRST FLOOR LANDING

Turn at the three quarter landing and two steps to bathroom. Main landing with door to two bedrooms, landing cupboard with hanging and access point to loft.

BEDROOM

9' 10" x 12' 6" (3m x 3.81m)

Spacious double room to the front of the property with rectangular uPVC double glazed bay window offering a great aspect over the allotments and neighbouring properties. Radiator, electric light and power.



BEDROOM

10' 2" x 7' 4" (3.1m x 2.24m)

Further double room to the rear of the property with radiator and single glazed window which offer an aspect towards the rear yard and garden beyond.

BATHROOM

Traditional two piece suite comprising of enamel bath, WC and point for sink. Radiator and uPVC double glaze tilt and turn window.

EXTERIOR

To rear of the property is a yard area, offering great potential for refurbishment and redesign. Across the rear lane is a stream with a small footbridge over to the garden belonging to the property. The garden is currently overgrown and inaccessible however has the potential to offer a great outside space with a little hard work.

