



DIRECTIONS

From the office of JH Homes office on New Market Street, proceed down Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Car Garage on your left hand side. After a short while the property can be found on your left hand side just after the Stan Laurel Pub.

The property can be found by using the following "What Three Words" <https://w3w.co/noted.houseboat.shrimps>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: There is a right of access across the yard for the neighbour.



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.

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£235,000



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35 The Ellers, Ulverston,
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For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Excellent traditional end terrace house in this convenient location close to the town centre. Offering deceptively spacious accommodation over three floors and is ideal for a wide range of buyers including the family buyer. Comprising of lounge, spacious kitchen/diner/family room, utility room, cellar and six double bedrooms laid out over two upper as well as a family bathroom. Complete with gas fired central heating system, uPVC double glazing, good standard of presentation and offers a superb home in a most convenient location that is a short walk from the shops amenities of Ulverston. A great opportunity with early viewing invited.



Accessed through a PVC door with pattern glass pane which opens to:

LOUNGE

13' 4" x 15' 0" (4.06m x 4.57m)
Currently used as a photographic studio, two uPVC double glazed windows to either side, row of shelves to one wall and a small desk unit. Woodgrain laminate flooring, half panelling to the lower walls and white panelled interior door opens to dining room/kitchen.

DINING ROOM

9' 2" x 10' 0" (2.79m x 3.05m)
UPVC double glazed window, corner bench seat in front of the table area with storage under the seating, two alcove recesses to either side of the former chimney breast and arch opening to the adjacent kitchen with an island dividing the areas.

KITCHEN

15' 5" x 11' 11" (4.7m x 3.63m)
Spacious and well fitted with a comprehensive range of base and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, copper shaded handles and panelling to the up stands. Display shelving, built-in electric oven and hob with splash back and cooker hood over and space for a freestanding fridge/freezer. Door with glazed upper pane to utility room an half-glazed door to the stairs to first floor.

UTILITY ROOM

16' 9" x 4' 8" (5.11m x 1.42m)
Space and plumbing for washing machine space for dryer with an area of work surfacing above. Wall cupboard and uPVC double glazed window. Further double base and wall cupboard, half-glazed PVC door to yard, light wood grain effect tiled floor and door to cellar.

LOWER GROUND FLOOR

CELLAR

24' 11" x 14' 10" (7.59m x 4.52m)
Electric light, gas and electric meter and circuit breaker control point.

FIRST FLOOR LANDING

UPVC double glazed window to side, radiator and stairs to second floor. Traditional panel doors to three bedrooms and bathroom.

BATHROOM

12' 2" x 4' 8" (3.71m x 1.42m)
Accessed by way of a small step down from the landing with uPVC double glazed window. Fitted with a three-piece suite in white comprising of WC, pedestal wash hand basin and panelled bath with glazed shower screen and over bath shower. Light wood grain panelling to lower wall, splashbacks and full panelling around the bath, built-in storage cupboard and boiler cupboard housing the Ideal boiler for the heating and hot water systems. Built-in storage unit, vinyl flooring and radiator.



BEDROOM

12' 3" x 10' 5" (3.73m x 3.18m)
Double room with uPVC tilt and turn, double glazed window and radiator.

BEDROOM

16' 3" x 11' 3" (4.95m x 3.43m)
UPVC double glazed windows to front and side and radiator.

BEDROOM

12' 3" x 9' 3" (3.73m x 2.82m)
Double room with uPVC double glazed window and radiator.

SECOND FLOOR LANDING

UPVC double glazed window, space for a seating area and access to three further bedrooms.

BEDROOM

12' 2" x 9' 3" (3.71m x 2.82m)
Double room to the rear with uPVC double glazed window, radiator and access point loft.

BEDROOM

16' 6" x 11' 7" (5.03m x 3.53m)
Double room to the corner of the building with uPVC double glazed windows to front and side, light woodgrain laminate flooring and radiator.

BEDROOM

11' 1" x 12' 8" (3.38m x 3.86m)
Further double room with uPVC double glazed window, radiator and hanging rail to corner of the room.

EXTERIOR

Enclosed yard with gated access to the side of the property and gated access for the neighbour for the removal of dustbins. Storage building within the yard.

