



#### DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the first exit onto Brewery Street and after the crossing turn right onto Hart Street. Take the next right onto Burlington Street and the entrance to Fox Howe can be found on the left with the property being situated to left when facing the building.

The property can be found by using the following "What Three Words" <https://w3w.co/outermost.choice.gazette>

#### GENERAL INFORMATION

TENURE: Leasehold  
COUNCIL TAX: C  
LOCAL AUTHORITY: Westmorland & Furness Borough Council  
SERVICES: All mains services including electric, water and drainage.



**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.



£170,000



1



2



1



PARKING

Flat 3, Fox Howe,  
Burlington Street, Ulverston, LA12 7JA

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Spacious first floor apartment situated in this excellent location close to the centre of town set in a walled setting benefiting from communal gardens and private parking. Offering a most comfortable spacious and well-proportioned apartment that would be suitable for a range of buyers, including the professional couple or those looking to downsize. Accessed by a communal entry area and staircase with private door to the apartment which comprises of an 'L' shaped lounge/dining room, two double bedrooms, shower room and modern fitted kitchen with electric heating and wood framed double glazed windows. Offered with vacant possession, having no upper chain and early viewing is both invited and recommended to appreciate this well-appointed comfortable home.



Accessed by a communal entry area and staircase with a short flight of stairs to the first floor landing and a further short flight of stairs to the front door. The front door opens directly to:

**ENTRANCE HALL**

Coving to the ceiling, electric storage heater and security entry phone. Set of double louver doors access a cloaks cupboard with hanging rail, shelf and circuit breaker control point. Doors from hallway to all the remaining rooms with glazed doors to kitchen and lounge.

**LOUNGE AREA**

12' 9" x 15' 4" (3.91m x 4.69.m)  
Floor to ceiling wood frame double glazed window with blind to the front looking down to the communal garden area and neighbouring properties and further double glazed window to side. Older style night storage heater, ceiling light and wall light point.

**DINING AREA**

13' 2" x 9' 9" (4.03m x 2.99m)  
Wood framed double glazed window to rear and older style electric storage heater.

**KITCHEN**

9' 4" x 8' 1" (2.85m x 2.48m)  
Fitted with a range of base, wall and drawer units with work surface over to include one and a half bowl sink and drainer with mixer tap and matching up stand with a fitted utensil hanging rail. Integrated oven and electric hob with cooker hood over, integrated microwave and warming drawer, dishwasher and fridge/freezer. Vinyl style tiled floor, strip light to ceiling and double glazed window.

**BEDROOM**

12' 9" x 10' 5" (3.90m x 3.18m)  
Double room with wood frame double glazed window to rear and electric panel heater.



**BEDROOM**

12' 9" x 8' 0" (3.89m x 2.44m)  
Further double room with wood frame double glazed window to rear and electric panel heater.

**SHOWER ROOM**

9' 4" x 6' 4" (2.84m x 1.93m)  
Fitted with a three-piece suite in white comprising of glazed shower cubicle with Mira electric shower, WC with push button flush and pedestal wash hand basin with mirror over and electric shaver light. Tiling to most of the walls around the splash back and shower, wood grain vinyl style flooring and patterned glass double glazed window. Set of louver double doors accessing an airing/utility cupboard which has space and plumbing for a washing machine, shelving and hot water storage tank with electric immersion heater.

**EXTERIOR**

Set in a pleasant communal setting with gardens maintained by the management company complete with a designated private parking space and additional visitor spaces.

