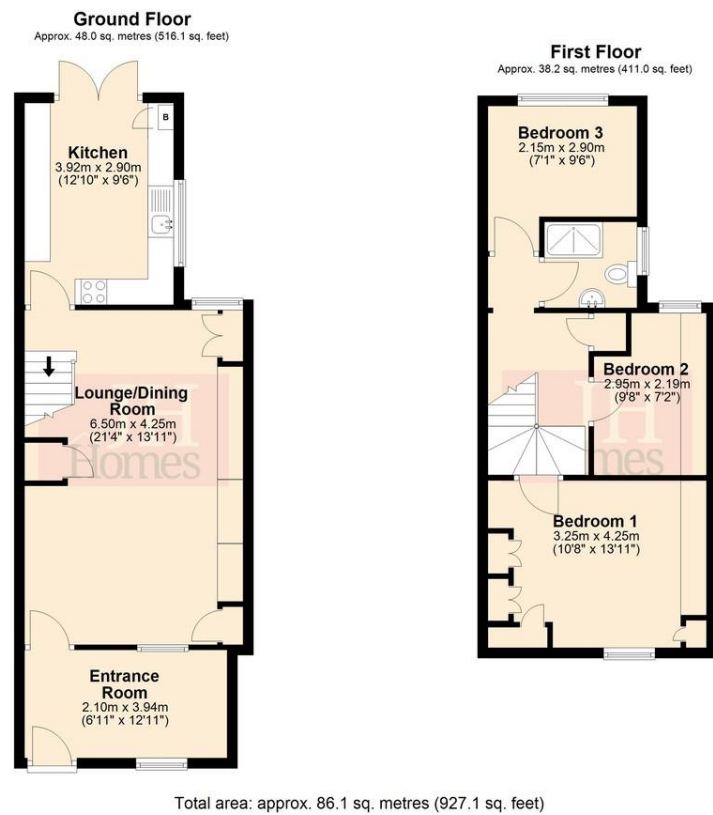




DIRECTIONS

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 and after the traffic lights and pedestrian crossing turn left onto Swan Street. Take an immediate left into Newton Street and right into Casson Street, the property is on your right-hand side.

The property can be found by using the following "What Three Words": <https://w3w.co/snapper.vowel.occurs>

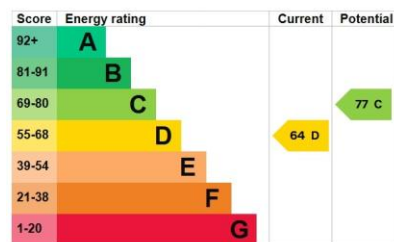
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



Estate Agency Act 1979

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
Homes

£200,000



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41 Casson Street, Ulverston, LA12 7JQ

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent opportunity to acquire a stone fronted traditional mid terrace house which has undertaken recent upgrading. Early inspection is strongly advised to appreciate the quality of fixtures and fittings, which include fitted kitchen and modern shower room with the added incentive of an enclosed, low maintenance garden/courtyard. Offered for sale with early and vacant possession having no upper chain and comfortable accommodation suited to a range of buyers including the first-time purchaser or rental investor. Comprising of entrance porch, lounge, kitchen with integral appliances to the ground floor with three bedrooms and shower room to the first floor. Complete with forecourt garden to front and pleasant enclosed low maintenance rear garden, gas fired central heating system and uPVC double glazing.



ENTRANCE PORCH

6' 11" x 12' 11" (2.11m x 3.94m)
UPVC double glazed window to front, roof window and door to:

LOUNGE/DINING ROOM

21' 4" x 13' 11" (6.5m x 4.25m)
UPVC double glazed window, electric fire set to a plinth, rustic beams to ceiling and multiple cupboards offering storage. Stairs to first floor and door to:

KITCHEN

12' 10" x 9' 6" (3.92m x 2.90m)
Fitted with a good range of base, wall and drawer units with worktop over incorporating sink with mixer tap with brass effect handles. Integrated low level electric oven, gas hob with cooker hood over and integrated fridge and freezer. Wall mounted combination boiler for the hot water and heating system. Space for dryer and space and plumbing for washing machine. Tiled flooring, uPVC double glazed French Style double doors leading to the garden and uPVC double glazed window to side.

FIRST FLOOR LANDING

Access to bedrooms and modern shower room.



BEDROOM

10' 8" x 13' 11" (3.25m x 4.25m)
Double room with corner fitted wardrobe unit, single shelf and uPVC double glazed window to front.

BEDROOM

9' 8" x 7' 2" (2.95m x 2.19m)
Single room with uPVC double glazed window to rear.

BEDROOM

7' 1" x 9' 6" (2.16m x 2.90m)
Further single room with uPVC double glazed window to rear.

SHOWER ROOM

Modern three piece suite in white comprising of shower cubicle, wash hand basin and WC with push button flush. Tiled walls with ladder style radiator, mirror fronted bathroom cabinet and glass corner shelf next to uPVC double glazed window to side.

EXTERIOR

Gated forecourt with access to the front entrance door. To the rear there is a pleasant, low maintenance garden, accessed from the kitchen.

