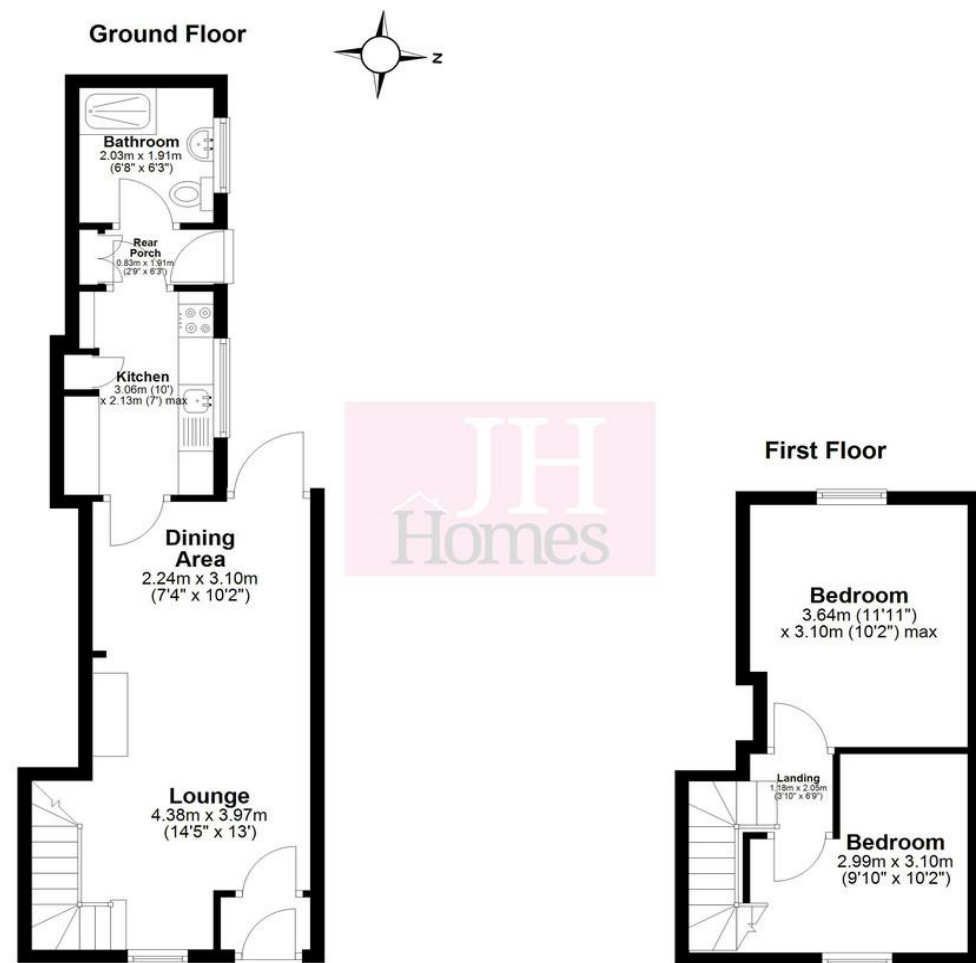




DIRECTIONS

From Tank Square Roundabout take the turning onto Brewery Street pass over the crossing and onto Fountain Street, Pass over two more crossings and at the junction turn up to the right onto Soutergate where the property can be found on the left.

The property can be found by using the following "What Three Words" <https://w3w.co/restless.docking.keyboard>

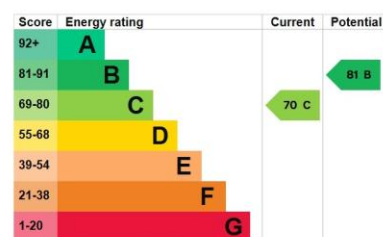
GENERAL INFORMATION

GENERAL INFORMATION TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness District 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.

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9A Soutergate, Ulverston,
LA12 7ER

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Charming traditional cottage situated in this popular and historic area of the market town of Ulverston. Beautiful presented and offered vacant with no upper chain, this lovely home is highly recommended for viewing and offers double glazing and gas fired central heating system. Comprising of vestibule, lounge/diner with access to attractive modern fitted kitchen with appliances, rear porch, ground floor shower room and two bedrooms to the first floor. Complete with an attractive, enclosed rear garden area that is perfect for alfresco eating and entertaining. Suited to a range of buyers from the first-time purchaser to those looking to downsize, or indeed would make a perfect holiday/second home in this excellent location a short distance from the town centre, pubs, restaurants and amenities.



Accessed through a PVC double glazed front door opening to entrance vestibule.

VESTIBULE
Wood stained door with leaded and pattern glass feature windows opening directly into lounge/dining room.

LOUNGE
14' 5" x 13' 0" (4.39m x 3.96m)
UPVC double glazed window to front with deeper wooden sill and stairs to first floor with open under stairs. Central fireplace with cast and tiled inset and hearth housing a living flame gas fire, radiator and one step up to the open dining area.

DINING AREA
10' 2" x 7' 4" (3.1m x 2.24m)
Radiator, PVC double glazed stable style door with leaded pattern glass pane opening to yard, and one step up to kitchen.

KITCHEN
7' 0" x 20' 13" (2.13m x 6.43m)
Fitted with an attractive range of base, wall and drawer units with high gloss granite effect work surface over incorporating stainless steel sink and drainer with mixer tap and tiled splash back. Integrated low level electric oven, gas hob with splash back and cooker hood over, integrated fridge and freezer and recess and plumbing for washing machine. Inset lights to ceiling, slate shaded tiled floor and wooden leaded, double glazed window to side.

REAR PORCH
2' 9" x 6' 3" (0.84m x 1.91m)
PVC door with double glazed inserts to yard, slate shaded tiled floor and double doors to a boiler cupboard housing the valiant gas boiler for the hot water and heating system and further general storage.

SHOWER ROOM
6' 8" x 6' 3" (2.03m x 1.91m)
Comprising of glazed shower cubical with tiled walls and thermostatic shower, pedestal wash hand basin with mixer tap and tiled splashback and WC with pushbutton flush. UPVC double glazed pattern glass window with tile sill and blind, tall chrome ladder style towel, radiator, inset lights to ceiling and extractor fan.



FIRST FLOOR LANDING
Doors to bedrooms.

BEDROOM
9' 10" x 10' 2" (3m x 3.1m)
Excellent double room situated to the rear of the property with a comprehensive range of built-in bedroom furniture comprising of two double wardrobes, matching bedside units, bridging unit over the bed and matching dresser drawer unit. Radiator, access point to loft and uPVC double glazed window with leaded panes looking towards the garden.

BEDROOM
11' 11" x 10' 2" (3.63m x 3.1m)
Pleasant room with radiator, low level wood framed double glazed window and deep sill, electric light and power.

EXTERIOR
Excellent advantage of a lovely, enclosed garden area to the rear. The lower yard area has stepped access leading to an upper garden area with slate gravel, flagged and brick edge seating area and mature border. Offering a pleasant, enclosed garden space with sunny aspects and ideal area for outdoor eating and entertaining in the summer months.

