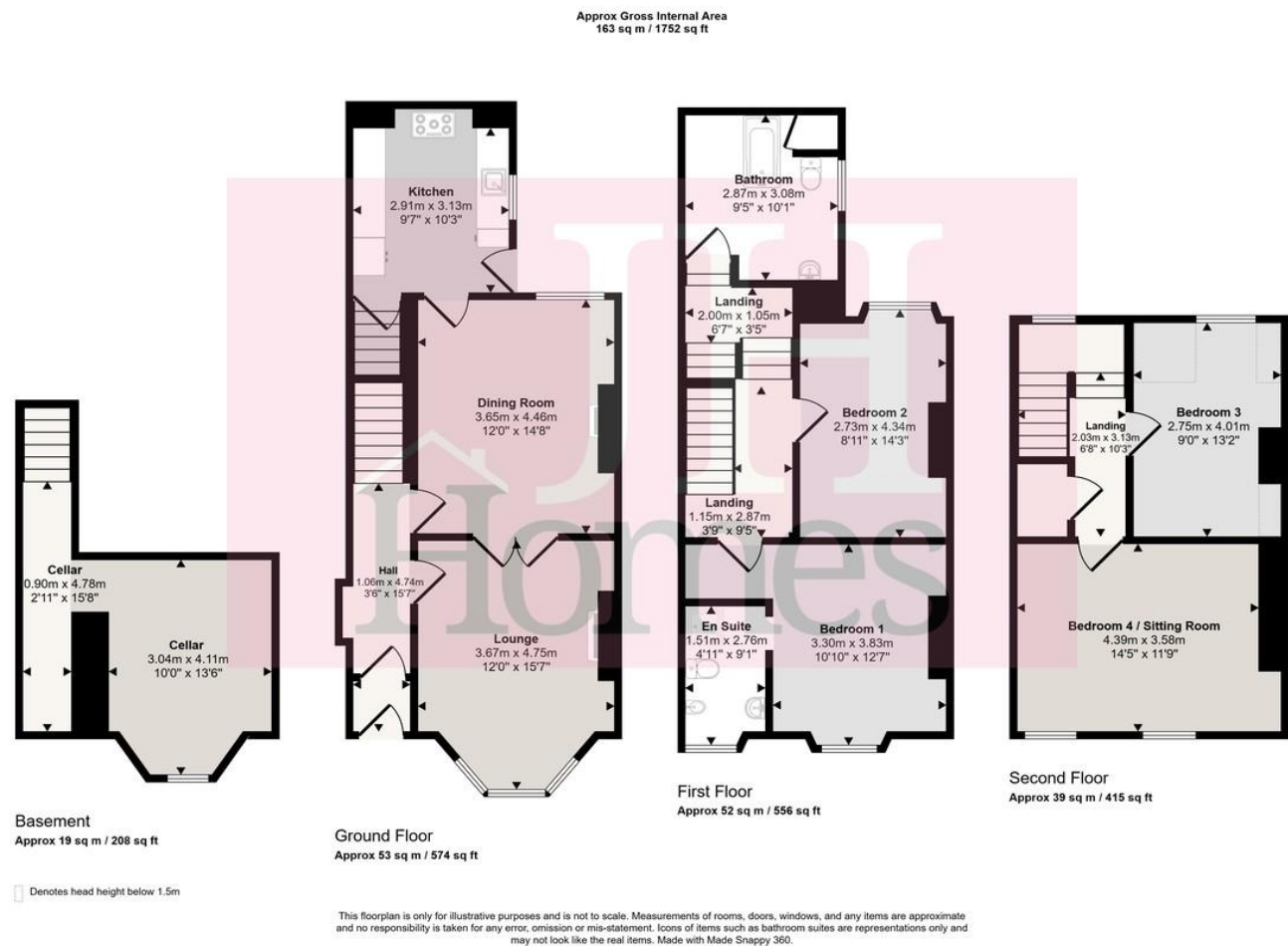




DIRECTIONS

Proceeding up Soutergate, take the last turn on the left just before leaving the town the property can be found second on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/humans.professed.bulb>

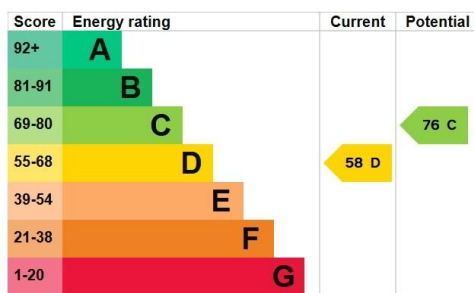
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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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14 Town Bank Terrace,
Ulverston, LA12 7DS

For more information call **01229 445004**

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

Fabulous traditional three storey Victorian semi detached home situated in this pleasing location on the Northern edge of the popular market town of Ulverston. Offering a good sized traditional townhouse with accommodation over three floors that is offered for sale vacant and with no upper chain, requiring some general modernisation but offering superb potential that will be appreciated upon inspection. Comprising of vestibule, hall, lounge, dining room, kitchen, cellar, four double bedrooms (master with en suite) and family bathroom. Front forecourt garden area and steps to the front door and a good rear yard area offering potential to create a pleasant outdoor seating or vehicle parking area. The property offers a substantial home in an excellent location with lovely open views to both the front and rear. Considered suitable to a range of buyers including the family purchaser, with early inspection invited and recommended.



Accessed through a wooden front door opening to:

- VESTIBULE**
Traditional tiled floor and glazed wooden door with further glazing to the door frame opening to:
- ENTRANCE HALL**
15' 7" x 3' 6" (4.75m x 1.07m)
Coving to ceiling, moulded arch feature, radiator with shelf above. Doors to lounge, dining room and stairs to first floor.
- LOUNGE**
15' 7" x 12' 0" (4.75m x 3.66m)
Wood framed double glazed bay window, central fireplace feature with marble style inset and hearth housing a feature electric fire, coving to ceiling picture rail and radiator. Ceiling light point, two wall light points and a set of double multi pane doors connect to the adjacent dining room.
- DINING ROOM**
14' 8" x 12' 0" (4.47m x 3.66m)
Central fireplace feature with marble style inset and hearth housing an electric fire, uPVC double glazed mahogany shaded window to rear looking towards the yard, coving to ceiling, radiator with shelf above and central ceiling light point. Half glazed door connects to kitchen.
- KITCHEN**
10' 3" x 9' 7" (3.12m x 2.92m)
Fitted with a range of base, wall and drawer units with granite style work surface over incorporating ceramic style circular sink with mixer tap and matching windowsill. UPVC mahogany shaded double glazed window, Belling range cooker recessed to a former fireplace opening with feature mantle shelf above, woodgrain effect tile floor, recess and plumbing for washing machine and slimline dishwasher and integrated fridge/freezer. Wooden half glazed door accessing the yard and door to cellar.
- CELLAR**
13' 6" x 10' 0" (4.11m x 3.05m)
Coat hooks and shelving with steps leading down to a room which has been divided into two sections with flagged floor. The main area having traditional slate slab, electric meter and circuit breaker control point.
- FIRST FLOOR LANDING**
Turn at the three-quarter landing with three steps to the bathroom and four steps to the main landing area which has stairs to the second floor, radiator and access bedrooms.
- BATHROOM**
10' 1" x 9' 5" (3.07m x 2.87m)
Fitted with a traditional style three-piece suite comprising of cast roll top bath with ball and claw feet, mixer tap and shower attachment. WC with high flush cistern and wash hand basin set to vanity unit with wooden surface, cupboards under and tiled splash back. Radiator, boiler cupboard housing gas fired combination boiler for the central heating and hot water systems. UPVC double glazed window to side with lower pattern glass pane and the upper pane offering an aspect to the side towards the surrounding countryside beyond the neighbouring property.



- MASTER BEDROOM**
10' 10" x 12' 7" (3.3m x 3.84m)
Double room situated to the front of the property with uPVC double glazed pattern glass window offering a lovely aspect over Ulverston and towards Birkrigg in the distance. Doorway to:
- ENSUITE**
9' 1" x 4' 11" (2.77m x 1.5m)
Comprising of glazed shower cubicle with thermostatic shower, bidet, WC and wash hand basin. UPVC double glazed pattern glass window.
- BEDROOM**
14' 3" x 8' 11" (4.34m x 2.72m)
Double room with double glazed window to rear with a pleasant outlook and wash hand basin set to vanity unit.
- SECOND FLOOR LANDING**
Three quarter landing with uPVC double glazed window offering a lovely outlook over the surrounding countryside to the rear and beyond the neighbouring properties. Radiator. The main landing has access to two further bedrooms and built-in storage cupboard with shelving and access to loft.
- BEDROOM**
13' 2" x 9' 0" (4.01m x 2.74m)
Further double room with radiator and two wood framed double glazed windows to the front, both offering fabulous views over Ulverston, Morecambe Bay and the surrounding countryside.
- BEDROOM**
11' 9" x 14' 5" (3.58m x 4.39m)
Double room situated to the rear with uPVC double glazed window offering a lovely aspect beyond the neighbouring properties towards the beautiful surrounding countryside, radiator, light and power.
- EXTERIOR**
Steps leading towards the front door with railings and gated access. The front forecourt garden has slate shingle surfacing and offers a seating area with the rear having an enclosed yard with gate to service lane, storage shed and flagged path.

