



Total area: approx. 66.8 sq. metres (718.8 sq. feet)

DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street until reaching the roundabout. Take the third turning onto the Eller's and turn first right on Chapel Street. Continue straight across at the junction and take the first turning on the left into Cox Street where the property is situated on the right hand side.

The property can also be found by using the following "What Three Words" <https://w3w.co/shrubbery.dubbing.info>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

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.

JH
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£150,000



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**2 Cox Street, Ulverston,
LA12 0AS**

For more information call **01229 445004**

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

Traditional mid terrace house situated in this most convenient cul-de-sac location close to the centre of Ulverston. Convenient for local schools, shopping and amenities in this popular market town. Offered for sale vacant with no upper chain which offers a perfect house for a variety of buyers including the first-time purchaser. The property benefits from uPVC double glazing, gas fired central heating system and offers great potential for personalisation and modernisation. Comprising of lounge, kitchen/diner and sunroom to the ground floor with two bedrooms and shower room to the first floor. Early inspection is invited.



Accessed through PVC double glazed front door opening into:

- LOUNGE**
12' 7" x 12' 5" (3.84m x 3.79m)
Wooden parquet style flooring, central fireplace with stone fire surround and hearth housing a living flame gas fire. Wall and ceiling light points, radiator and uPVC double glazed window to front. Pine doors opening to inner lobby and stairs to first floor.
- WC**
Two piece suite situated under the stairs comprising of WC with a Saniflo system and wash hand basin.
- INNER HALL**
Stairs to first floor and door to kitchen/diner.
- KITCHEN/DINER**
11' 8" x 12' 5" (3.56m x 3.78m)
Fitted with range of base and wall units with worktop over, incorporating sink and drainer with mixer tap and tiling to upstands. Integrated electric double oven and electric hob with cooker hood over, dishwasher and fridge/freezer. Space and plumbing for washing machine, tiled effect flooring, uPVC double glazed windows and door to sun room.
- SUN ROOM**
8' 4" x 10' 5" (2.55m x 3.18m)
Aluminum framed construction with flagged floor and doors to yard.



FIRST FLOOR LANDING
Doors to bedrooms and shower room.

BEDROOM
12' 7" x 12' 5" (3.84m x 3.78m)
Spacious room with built in cupboard to alcove and over stairs housing gas fired boiler for the hot water and heating system. Radiator and uPVC double glazed window to front.

BEDROOM
11' 8" x 7' 0" (3.56m x 2.13m)
Single room with uPVC double glazed tilt and turn window to rear, radiator and shelving to alcove.

SHOWER ROOM
Three piece suite comprising of glazed shower screen, thermostatic shower, fixed rain head and flexi track spray, wash hand basin set to vanity unit with cupboard under, mixer tap and WC with push button flush. Chrome towel radiator, uPVC double glazed window and splash back tiling.

EXTERIOR
Flagged with door to rear service lane.

