

#### DIRECTIONS

From the office of JH Homes, proceed up the cobbled Market Street, at the top facing the Farmers Arms turn left onto Queen Street. At the traffic lights turn left moving into the right lane and turn right at the traffic lights onto Victoria Road. Proceed under the Railway bridge and turn left into Lightburn Avenue.

The property can be found by using the following What3Words <https://w3w.co/fixated.boardroom.cherished>

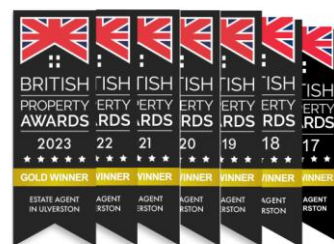
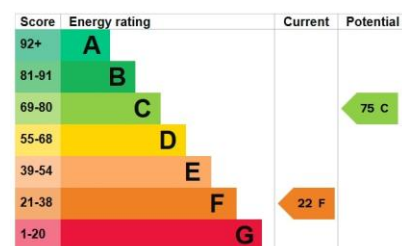
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, 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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£275,000



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GARAGE &  
PARKING

6 Lightburn Avenue, Ulverston,  
LA12 0DJ

For more information call **01229 445004**

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Traditional Victorian home offered for sale for the first time in many years. Situated in this most convenient position close to Lightbourn Park and offering convenient access to the town centre. Perfect for the family buyer, offering spacious accommodation over three floors that briefly comprises of vestibule, hall, lounge, dining room, kitchen and back kitchen, to the upper floors five bedrooms and bathroom. The property has some partial electric heating and double glazing with a pleasant front forecourt, an enclosed yard to rear with useful stores and the advantage of a small garage/store situated to rear service lane. Offers super potential for general modernisation and personalisation and retains many original features, along with a good standard of presentation. In all an excellent home offering immense potential and spacious accommodation in this excellent and popular residential area. Early viewing is both invited and recommended.



Accessed through modern PVC double glazed door with feature leaded pattern glass panes and matching double glazed and leaded window to frame. Opening to:

**VESTIBULE**

Traditional tiled floor, dado rail, built-in cupboard and pine door with glazed and pattern glass pane opening to:

**HALL**

Well-presented hall with dado rail, classic coving to ceiling and Britannia style moldings to arch, carpet to floor with tiles underneath. Electric meter cupboard and stairs leading to first floor with painted newel post handrail and spindles with attractive side paneling. Door to under stairs storage area and access through traditional doors to lounge, dining room and kitchen.

**LOUNGE**

15' 10" x 11' 9" (4.83m x 3.58m)  
Well-proportioned room with PVC double glazed bay window to front with pleasant view of forecourt garden. Feature chimney breast wall with pine fire surround, cast and tiled inset, polished hearth and a coal flame electric feature fire. Electric storage heater, coving to ceiling and picture rail.

**DINING ROOM**

13' 1" x 8' 10" (3.99m x 2.69m)  
Full length fully glazed PVC door offering access to yard. Electric storage heater, and lovely traditional fireplace feature with wooden fire surround, cast and tiled inset, matching tiled hearth and an open grate behind. Traditional picture rail and coving to ceiling, offering a

**KITCHEN**

10' 0" x 10' 0" (3.05m x 3.05m)  
Fitted with a range of base, wall and drawer units with glazed display cupboard and patterned worktop over incorporating sink with mixer tap and splash back tiling. Integrated fridge, traditional tiled floor with border and recess and point for electric cooker. Feature fireplace with open grate for real fire, picture rail and uPVC double glazed window. Door to:

**BACK KITCHEN**

5' 7" x 10' 8" (1.7m x 3.25m)  
Additional kitchen space with uPVC double glazed window to rear and full-length pattern glass double glazed door. Stainless steel sink with units, worktop and tiled upstands to match kitchen. Recess and plumbing for washing machine, space for freezer and fridge with tiled flooring.

**FIRST FLOOR LANDING**

Stairs to first floor and electric storage heater at three-quarter landing. Staircase splits to front and rear landing areas, giving access to bedrooms and further stairs to second floor.

**BEDROOM**

13' 0" x 15' 0" (3.96m x 4.57m)  
Situated to front of property with electric storage heater, picture rail and uPVC double glazed window. Decorative feature fireplace with blue painted surround and tiled and cast inset.

**BEDROOM**

11' 0" x 10' 2" (3.35m x 3.1m)  
Situated to rear of property with uPVC double glazed window and access point to rear loft.



**BEDROOM**

13' 4" x 8' 10" (4.06m x 2.69m)  
Decorative fireplace, white painted cast fire surround and tile hearth. Shelving to alcove and uPVC double glazed window to rear.

**BATHROOM**

Fitted with traditional three-piece suite comprising of panel bath with mixer tap and electric shower over, WC and pedestal wash hand basin with tiled upstand and mirror. Built-in cupboard with hot water storage tank and shelved airing space.

**SECOND FLOOR LANDING**

Stairs to upper floor with a turn at the half landing giving access to bedrooms.

**BEDROOM**

17' 5" x 15' 1" (5.31m x 4.6m)  
UPVC double glazed dormer window to front.

**BEDROOM**

8' 11" x 10' 3" (2.72m x 3.12m)  
Reduced head height to side with Velux roof light.

**EXTERIOR**

Pleasant outdoor area complementing this lovely family home, accessed from a pedestrian gate and path leading to front forecourt garden with well stocked borders and a variety of shrubs/bushes. Sunny, enclosed rear yard with doors to service lane and outbuildings. WC toilet with pushbutton flush and store/freezer room used for coal and recycling bins. A useful area which has power points, plug-in light and a skylight to roof.

**GARAGE / STORE**

15' 1" x 7' 1" (4.6m x 2.16m)  
Accessed from rear lane in a terrace of garages with double doors. Offering parking for a car/motorbike or as useful storage space.

