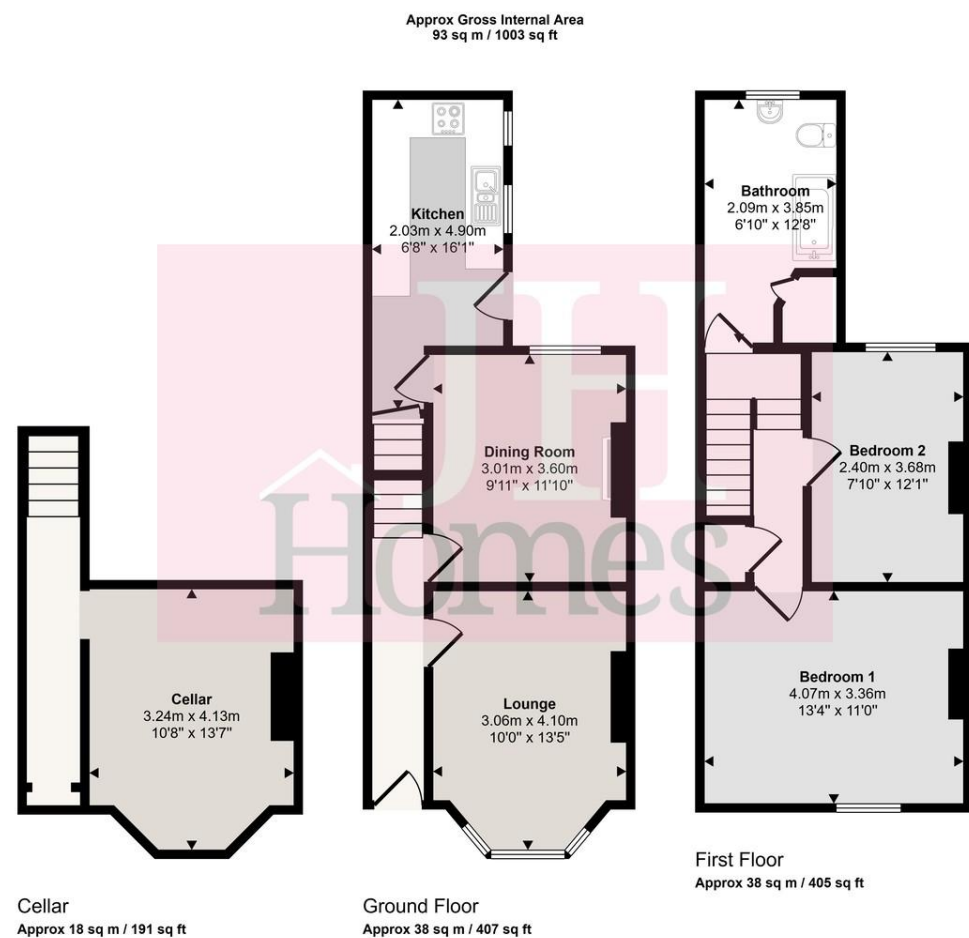




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the fifth turn onto County Road heading towards Barrow. Take the next turn on the left-hand side into Brogden Street, turning first left into Hartley Street and the property can be found towards the bottom on your right hand side, facing the Methodist Church.

The property can be found by using the following what3words <https://w3w.co/farmer.flick.tolls>

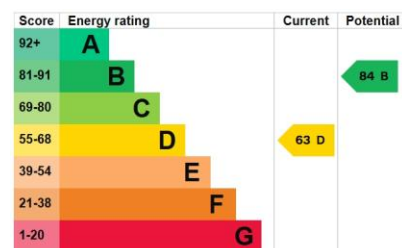
GENERAL INFORMATION

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
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£220,000



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1

48 Hartley Street, Ulverston,
LA12 0AN

For more information call **01229 445004**

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

We are pleased to bring to the market this lovely stone fronted traditional terraced house situated in this popular and convenient location close to the town centre of Ulverston. The property is offered vacant having no chain and offers accommodation perfect for a range of buyers including the first-time purchaser or professional couple. The house offers a good standard of presentation with traditional features retained and benefits from uPVC double glazing and gas fire central heating system. Accommodation comprises of entrance hall, lounge, dining room, kitchen, cellar and to the first floor two double bedrooms and bathroom. Pleasant forecourt with mature shrubs and bushes and an enclosed yard with space for seating. The location is convenient for the town centre and amenities and early viewing both invited and recommended.



Accessed through PVC double glazed door with double glazed window to door frame. Opening to:

ENTRANCE HALL

Preserved traditional flooring, coving to ceiling and decorative arch. Stairs to end of hall leading to first floor, radiator and doors to lounge and dining room.

LOUNGE

13' 5" x 10' 0" (4.09m x 3.05m)
Situated to front of property with uPVC double glazed bay window offering pleasant view towards the Methodist Church. Stripped wood flooring, central fireplace feature with black surround, tiled and cast inset with gas living flame fire set on composite hearth. Picture rail, traditional coving to ceiling and two double radiators.

DINING ROOM

11' 10" x 9' 11" (3.61m x 3.02m)
Traditional alcove cupboard to right hand side of fireplace, cream shaded fire surround with composite inset and hearth and electric feature fire. UPVC double glazed window to rear, radiator and light wood grain laminate flooring. Door to:

KITCHEN

16' 1" x 6' 8" (4.9m x 2.03m)
Fitted with a range of base, wall and drawer units with grey patterned worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Recess and plumbing for a washing machine and recess for fridge, fitted electric hob with tiled splashback and cooker filter hood above low-level Hotpoint electric oven. Two uPVC double glazed windows and PVC double glaze door with pattern glass upper pane opening to rear yard. Tiled floor, LED lights to ceiling and double radiator. Door to:

CELLAR

13' 7" x 10' 8" (4.14m x 3.25m)
Accessed via set of steps and is divided into two areas. Former coal store and main room offer good general storage space and radiator.

FIRST FLOOR LANDING

Traditional stairs with wooden newel post handrail and spindles leading to three-quarter landing, giving access to bathroom and further landing. Main landing gives access to bedrooms and over stairs storage cupboard with shelving and access to loft.



BEDROOM

11' 0" x 13' 4" (3.35m x 4.06m)
Well proportioned double room situated to front of property with uPVC double glazed window offering pleasant view towards the Methodist Church. Radiator and electric light and power points.

BEDROOM

12' 1" x 7' 10" (3.68m x 2.39m)
Situated to rear of property with uPVC double glazed window, stripped wood flooring and radiator.

BATHROOM

Fitted with three piece suite in white comprising of bath with glazed shower screen, shower over and corner mounted mixer tap. WC with pushbutton flush, pedestal wash hand basin and chrome ladder style towel radiator. Electric mirror with shaver point, tiling to splashback around bath and tile effect vinyl flooring. Built-in boiler cupboard which houses Worcester boiler for heating and hot water systems with shelved airing space.

EXTERIOR

Path to front door with mature forecourt garden shrubs and bushes, including a mature Bay Tree. Enclosed yard to rear with pleasant outdoor seating space and door to rear service lane.

