

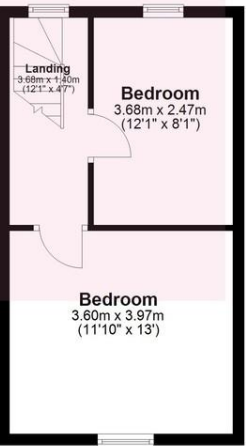
Ground Floor
Approx. 41.2 sq. metres (444.0 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.4 sq. feet)



Second Floor
Approx. 29.3 sq. metres (315.4 sq. feet)



DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turn on the left heading out of Ulverston towards the Lakes. After the traffic lights and pedestrian crossing, turn left onto Swan Street, with the Swan public house on the left and Sunderland Terrace on your right.

The property can be found by using the following "What Three Words" <https://w3w.co/moped.outer.spearhead>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

EPC TO FOLLOW



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
Homes

£210,000



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14 Sunderland Terrace,
Ulverston, LA12 7JY

For more information call **01229 445004**

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

An excellent traditional Grade 11 listed mid terraced house situated in this historic terrace close to the centre of Ulverston. This home is offered vacant having no upper chain and offers accommodation comprising of vestibule, lounge, dining room, kitchen and utility/store, to the upper two floors three bedrooms and bathroom. Forecourt landscaped to offer a pleasant seating space and enclosed yard to rear with garden store and lean to store. Benefits from UPVC double glazing, gas fired central heating system and is ready for early occupation. The location offers convenient access to town centre and amenities, early viewing is invited and accompanied through JH Homes.



Accessed through PVC double glazed door with leaded and pattern glass pane opening to:

VESTIBULE

Half glazed wooden door leading to:

LOUNGE

11' 10" x 13' 0" (3.61m x 3.96m) max
Central decorative stone fireplace with flagged heath and living flame gas fire. Alcove recess and cupboard, uPVC double glazed window to front and radiator. Low level cupboard housing electric meter, traditional coving to ceiling and set of double doors opening to:

DINING ROOM

12' 1" x 9' 9" (3.68m x 2.97m)
UPVC double glazed window looking towards rear yard and up towards Hoad Hill and Monument. Ample space for family sized table, recessed wall cupboard and radiator. Doors to stairs, under stairs store and kitchen.

KITCHEN

11' 4" x 7' 2" (3.45m x 2.18m)
Fitted with a range of base, wall and drawer units (delete as appropriate) with granite effect worktop over (the valuer may have put what type of worktop that's fine to include) incorporating stainless steel one and a half bowl sink with drainer and mixer tap (again this will be specific to the property) and splash back tiling. Oven, gas hob and cooker hood. UPVC double glazed window, space for fridge/freezer, recess and plumbing for washing machine and wall mounted Glowworm gas combi boiler for the heating and hot water systems. Multi-pane door gives access to:

UTILITY / STORE

5' 10" x 7' 2" (1.78m x 2.18m)
Useful area with shelving, radiator, worksurface and PVC double glazed door opening to rear yard.

FIRST FLOOR LANDING

Access to stairs through door in dining room. Three-quarter landing with UPVC double glazed tilt and turn window with blind offering views towards Hoad monument. Radiator, wooden newel post handrail/spindles and stairs to upper floor.



BEDROOM

11' 10" x 13' 0" (3.61m x 3.96m)
Situated to front of property with UPVC double glazed window and fitted Venetian blind. Range of wardrobe storage to one wall, radiator and feature paper wall.

BATHROOM

Four piece suite in white comprising of WC, pedestal basin, panelled bath as well as a glazed shower cubicle with Mira electric shower. Tile effect finish to floor, tiling to splashback and UPVC double glazed pattern glass window with radiator under. Built-in storage cupboard and double doors to further cupboard area with shelving and chrome ladder style towel radiator.

SECOND FLOOR LANDING

UPVC double glazed window at three-quarter landing, with upper landing area having banister, spindles and access point to loft.

BEDROOM

11' 10" x 13' 0" (3.61m x 3.96m)
Well-proportioned double bedroom to top of property with low-level UPVC double glazed window with blind to front. Radiator and range of wardrobes to one wall offering good storage.

BEDROOM

12' 1" x 8' 1" (3.68m x 2.46m)
Radiator and uPVC double glazed window to rear with blind offering views of Hoad Hill and monument beyond the neighbouring properties.

EXTERIOR

Front of property offers landscaped, well-presented area with easy maintenance, having flagged path and surround with central slate gravel area and box hedge to front. Enclosed yard with lean to store to rear of kitchen and useful wooden storage shed. Offering great potential to create pleasant seating area alongside door to rear service lane.

