



DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street. At the roundabout take the first exit onto Brewery Street and continue onto Fountain Street. At the end after the crossing, turn left onto King Street and first left towards The Gill, turn second left where you will then find the property on your left.

It can also be found by using the following "What Three Words"what3words <https://w3w.co/arranges.furniture.blaring>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected.

PLEASE NOTE: The property benefits from a resident parking permit for the designated zones.



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

£185,000



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OFF ROAD
PARKING

12 The Gill, Ulverston,
LA12 7BJ

For more information call **01229 445004**

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

Traditional three storey terrace property situated in a prominent position on the historic Gill in the heart of Ulverston. Offering vacant possession with no upper chain and spacious accommodation which whilst in need of general modernisation, offers superb potential to make a comfortable home of character in this excellent location. Comprising of lounge/diner, kitchen, cellar, modern bathroom, two bedrooms and study/open landing area to the top floor. Complete with designated parking on a cobbled area to the side of the property, gas fired central heating system and uPVC double glazing. A great opportunity with early viewing invited.



Accessed through PVC front door with double glazed inserts, opening into:

LOUNGE
11' 10" x 10' 4" (3.61m x 3.15m)
UPVC double glazed window to front offering a lovely aspect over the Gill, traditional built-in alcove cupboards, radiator and traditional internal door to stairs and open access to dining area.

DINING ROOM
10' 8" x 8' 11" (3.25m x 2.72m)
UPVC double glazed window to side, radiator and door to kitchen and cellar.

KITCHEN
9' 6" x 7' 3" (2.91 m x 2.21m)
Fitted with an older range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, tiled splash backs and tiling to floor. Space and point for electric cooker, extractor fan to wall and radiator.

LOWER GROUND FLOOR

CELLAR
10' 4" x 11' 10" (3.15m x 3.61m)
Housing electric meter.

FIRST FLOOR LANDING
Long Westmoreland style window over both upper floors with the landing having access to a bedroom and bathroom. Stairs lead to the second floor.

BEDROOM
11' 11" x 10' 6" (3.63m x 3.2m)
Double room with uPVC double glazed window to front overlooking the historic Gill, older fitted wardrobe, radiator and enclosed former fireplace.



BATHROOM
10' 4" x 6' 5" (3.15m x 1.96m)
Fitted with a three piece suite in white comprising of panelled bath with shower over, mixer tap fitment and shower rail, pedestal wash hand basin and WC. Tiling to walls, radiator and cupboard to the corner housing the gas boiler for the heating system.

SECOND FLOOR LANDING
9' 3" x 10' 5" (2.82m x 3.18m)
Pine built in shelf cupboard, Fakro skylight and radiator. Door to:

BEDROOM
11' 11" x 10' 10" (3.63m x 3.3m)
Further double room with low level uPVC double glazed window and Fakro double glazed roof light, both offering a pleasant aspect to the Gill. Radiator, light and power points.

EXTERIOR
Front and side of property defined by cobbles and outdoor area with parking provision to side.

