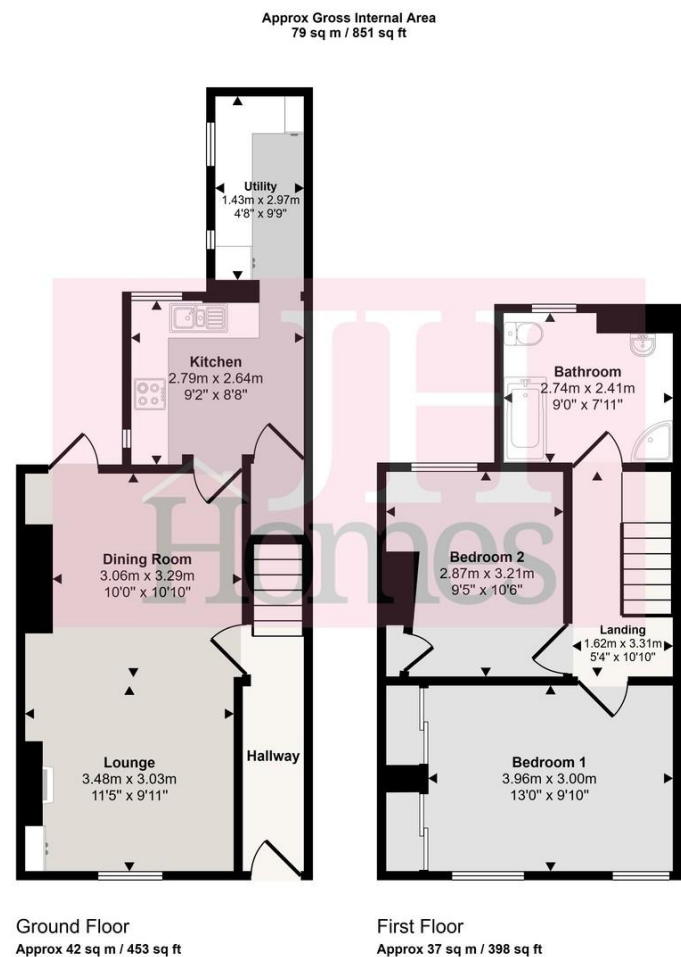




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

DIRECTIONS

From the office of JH Homes, proceed down the cobbled market street, at the roundabout take the first exit onto Brewery Street, then right after the zebra crossing onto Hart Street. Continue along Hart Street past the former Hartley's Brewery Site and take the second turn on the right into Ainslie Street.

The property can be found by using the following "What Three Words" <https://w3w.co/magnitude.historic.living>

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
Homes

£195,000



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19 Ainslie Street, Ulverston,
LA12 7JE

For more information call **01229 445004**

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

We are pleased to bring to the market this most attractive, well-presented traditional end terraced property in this popular residential area offering excellent and convenient access to the town centre and amenities. The property offers comfortable accommodation perfect for a range of buyers including the first-time purchase and offers accommodation comprising of entrance hall, through lounge/dining room with stove, fitted kitchen, utility room and rear porch. To the first floor two double bedrooms and spacious bathroom with four piece suite as well as an excellent loft room with rooflights accessed using a ladder. Endosed yard to rear, gas fired central heating system and uPVC double glazing, the property is perfect for a wide range of buyers with early viewing both invited and recommended. An excellent opportunity reluctantly offered for sale due to relocation.



Accessed through modern composite double glazed front door with feature arched and leaded pane alongside pattern glass pane to the door frame. Opening directly into:

ENTRANCE HALL

Traditional tile flooring and staircase to end leading to first floor. Radiator, coat hooks to one wall and door giving access to:

LOUNGE

11' 5" x 9' 11" (3.48m x 3.02m)
A well presented and spacious room with uPVC double glazed window to front and PVC double glazed pattern glass door to the dining area giving access to rear porch. Central fireplace with slate hearth and feature stove making an attractive focal point to front room. Alcove shelving to side and lower cupboard housing the electric meter. Coving to ceiling, radiator and open access to:

DINING ROOM

10' 0" x 10' 10" (3.05m x 3.3m)
Feature fireplace recess with glass shelf making an attractive display area, radiator and alcove shelving to side. Modern wooden door opening to the kitchen.

PORCH

Polycarbonate style roof, PVC double glazed door to yard with power socket to wall and single glazed window.

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m)
Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating stainless steel sink with mixer tap and splash back tiling. Integrated Hotpoint electric hob with splashback and cooker hood above, low-level Hotpoint oven and built-in dishwasher with matching decor panel. UPVC double glazed window looking to rear yard, tile effect vinyl flooring and radiator. Door to useful understairs store and open door to:

UTILITY ROOM

9' 9" x 4' 8" (2.97m x 1.42m)
Continuation of attractive units from the kitchen with matching work surface, recess and plumbing for washing machine and recess for freezer. Two uPVC double glazed pattern glass windows, radiator and cupboard housing Glowworm gas combi boiler for central heating and hot water systems.



FIRST FLOOR LANDING

Stairs lead to first floor with feature painted newel post and handrail, with further newel post and spindles to the first floor landing and modern wooden doors to bedrooms and bathroom. Access point to loft with drop-down ladder.

BEDROOM

9' 10" x 13' 0" (3m x 3.96m)
Range of fitted wardrobes to one wall with one central mirror door offering excellent storage. Two uPVC double glazed windows and radiator.

BEDROOM

10' 6" x 9' 5" (3.2m x 2.87m)
Situated to rear of property with uPVC double glazed window and attractive decor, including feature papered wall and built-in storage cupboard with shelving to alcove.

BATHROOM

Modern four piece suite comprising of bath with central waterfall mixer tap, wash hand basin on floating washstand with drawer, WC and quadrant shower cubicle with fixed rain head shower and flexi track spray. Modern column radiator and woodgrain effect flooring.

LOFT ROOM

Accessed using wooden drop-down ladder and offers an excellent area ideal for a variety of uses including general storage or even as a home office/study. Two Velux double glazed roof lights, electric light and power points and an integrated smoke alarm.

EXTERIOR

Pleasant endosed rear yard with brick set flooring and two steps up to door leading to rear service lane. Store to the end of the utility room and red brick walls with bullnose top bricks creating a pleasant outdoor seating area, offering good further potential.

