

Approx Gross Internal Area
98 sq m / 1056 sq ft



DIRECTIONS

From the central roundabout, proceed out of town along the A590 heading towards the Lakes. At the traffic lights turn right onto Quebec Street and after a short distance turn first left onto Devonshire Road. Take the next left onto Tower Street and bear right, where you will find Edmondson Street.

The property can be found by using the following "What Three Words" <https://w3w.co/stems.retrieve.corrects>

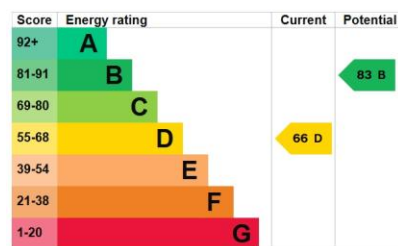
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

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.

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www.jhhomes.net or contact@jhhomes.net

A traditional mid terraced house situated in this convenient location with access to Ulverston town Centre. This comfortable, well-presented home offers perfect accommodation for a range of buyers including the first-time purchase or single occupier, offered vacant having no upper chain due to relocation. The property is presented to a good standard and offers accommodation comprising of an open plan lounge/dining room with central staircase, kitchen, two double bedrooms, bathroom and staircase to loft storage area. Benefits from gas fire central heating system, uPVC double glazing and a woodburning stove within the lounge. The property is ready for immediate occupation and benefits from being re-roofed, in all an excellent opportunity in a pleasing location with early viewing both invited and recommended.



Accessed through PVC front door with arched double-glazed pane and window to door frame. Opening into:

LOUNGE

9' 11" x 11' 10" (3.02m x 3.61m)
A great room open with rear dining room. UPVC double glazed window to front with blinds and central fireplace feature with flagged hearth housing a modern stove with floating wooden mantel shelf and wall light points to either side. Alcove shelving, radiator and access under stairs to dining area at rear of room.

DINING ROOM

13' 8" x 12' 0" (4.17m x 3.66m)
An excellent area with ample space for a family sized dining table. Radiator, uPVC double glazed window, two wall light points and central ceiling light point. Access to stairs leading to first floor and open door to:

KITCHEN

9' 3" x 5' 9" (2.82m x 1.75m)
Fitted with a range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink and splash back tiling. Electric hob and oven with space for fridge/freezer and recess for washing machine. Shelving to wall, radiator and uPVC double glazed door and window with pattern glass panes to yard.

FIRST FLOOR LANDING

Stairs return to first floor with white painted newel post, handrails and spindles. Landing gives access to bedrooms, bathroom and multi pane glazed door to stairs leading to loft.

BEDROOM

10' 2" x 12' 0" (3.1m x 3.66m)
UPVC double glazed window with tilt and turn opening pane and door to useful over stairs cupboard. Situated to front of property with light neutral décor and radiator.



BEDROOM

7' 11" x 9' 3" (2.41m x 2.82m)
Situated to rear of property with uPVC double glazed tilt and turn window, light neutral decor and radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin and sunken bath with glazed shower screen and over bath shower. Panelling to splashbacks, uPVC double glazed window and radiator. Wall mounted Main combi boiler for the central heating and hot water systems and modern panelling to the ceiling with spotlight track.

LOFT

24' 3" x 12' 3" (7.39m x 3.73m)
Boarded and offers good storage with further potential.

YARD

Enclosed with wood store and access to useful store room which offers good potential for general development, with gate leading to rear service lane.

