

FREEHOLD



19 OXFORD STREET, ULVERSTON, LA12 0AZ

£190,000

FEATURES

- Charming Mid Terraced Home
- Well Presented Throughout
- Perfect For A Range of Buyers
- Ideal First Purchase
- Lounge / Dining Room
- Two Good Bedrooms
- Modern Kitchen With Appliances
- Modern Bathroom with Over Bath Shower
- Yard To Rear
- Lovely Home With Early Viewing Invited



Exceptionally attractive and traditional terraced home, perfectly positioned in a convenient location close to the town centre and its amenities. Thoughtfully maintained and beautifully presented, it offers a warm and comfortable living space finished to a high standard. The property features gas-fired central heating system, uPVC double glazing, and well-arranged accommodation including: entrance hall, bright through lounge/dining room, fitted kitchen, two bedrooms and a modern bathroom. To the rear you'll find a charming, enclosed yard that enjoys afternoon sun, an ideal spot for relaxing outdoors. This property is sure to impress and early internal viewing is strongly recommended.

Accessed through feature double glazed front door with pattern glass central pane and matching glass to door frame. Opening into:

ENTRANCE HALL

An attractive space with traditional coving to ceiling and stairs leading to first floor. Alcove with radiator and feature shelf above, ceiling light point and door to:

LOUNGE/DINER

21' 2" x 19' 9" (6.45m x 6.02m)

An excellent room beautifully presented with uPVC double glazed window to front and set of PVC double glazed French doors to rear opening to attractive yard. Fireplace feature to front with flagged hearth, rustic mantle shelf and recess for electric fire. A further alcove to the second chimney

breast recess has power sockets, again suitable for TV or electric fire etc. Coving to ceiling, two radiators and pine door to kitchen and under stairs store.

KITCHEN

12' 5" x 6' 11" (3.78m x 2.11m)

Fitted with an attractive range of base, wall and drawer units with light patterned worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Electric hob with metal splashback, electric oven and recess' and plumbing for both a dishwasher and a washing machine. Extremely well presented with space for a fridge/freezer and breakfast bar area, uPVC double glazed window and wood grain laminate flooring.

FIRST FLOOR LANDING

Stairs to first floor three-quarter landing with traditional newel post and door to bathroom, with further access from landing to two bedrooms.

BATHROOM

Attractive bathroom fitted with three-piece suite in white comprising of P-shaped shower bath with mixer tap, shower attachment and curved glazed shower screen, WC with pushbutton flush and pedestal wash hand basin with tiled splashback. UPVC double glazed tilt and turn opening window, chrome ladder style towel radiator, ceiling light point, extractor fan and a built-in cupboard housing the gas combi boiler for the central heating and hot water systems. Complete with attractive splashback tiling and green decor to walls, it offers a comfortable, well presented modern bathroom.

BEDROOM

10' 1" x 13' 1" (3.07m x 3.99m)

Situated to front of property with uPVC double glazed window with blind, radiator and a central ceiling light point, overall a pleasant double room.

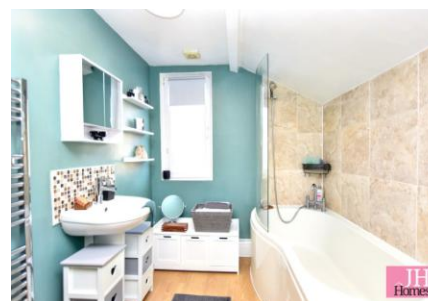
BEDROOM

11' 4" x 7' 10" (3.45m x 2.39m)

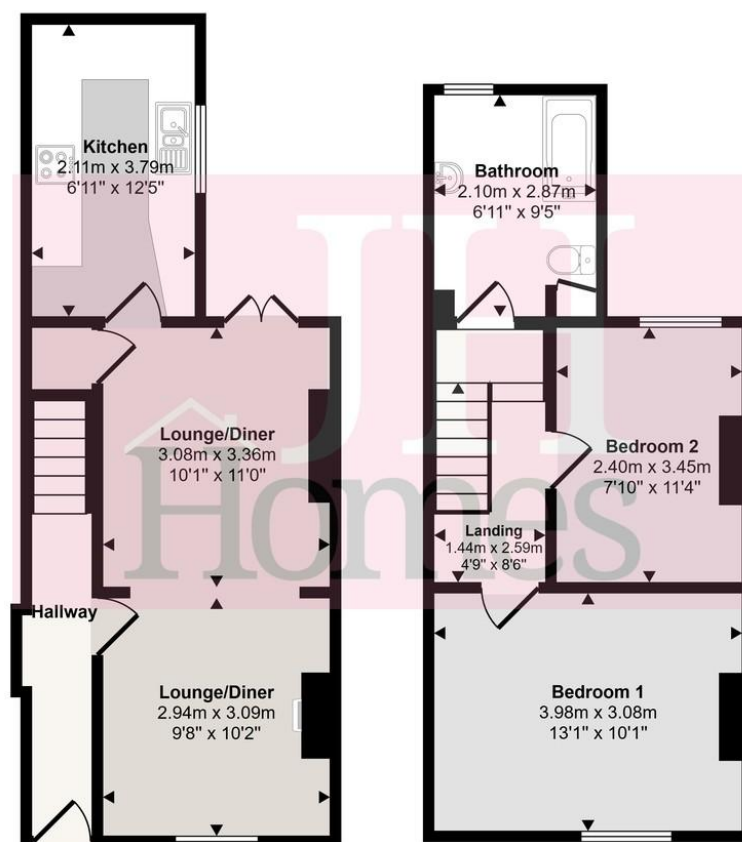
A further attractive bedroom with radiator and uPVC double glazed window looking towards yard.

EXTERIOR

Attractive and sizable well-presented rear yard, offering sheltered seating space with sunny aspects in the afternoon. Useful built-in storage shed and bin store with gate to rear service lane. Included in the sale is a sizeable wooden garden store.



Approx Gross Internal Area
67 sq m / 720 sq ft



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.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the office of JH Homes on foot, walk up New Market Street to the Coronation Hall and then cross the A590 at the pedestrian crossing onto Victoria Street. Turn left down Lightburn Road then right into Brogden Street. Turn left down into Oxford Street and the property is situated in the second terrace on the left.

It can also be found by using the following "What Three Words" <https://w3w.co/prouder.install.sake>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

