

FREEHOLD



7 THREE BRIDGES, ULVERSTON, LA12 0HG

£100,000

FEATURES

Traditional Style Terrace
Cottage

Suitable For A Variety Of
Buyers

Convenient Location

Gas CH System

Some DG

Many Original Style
Features Maintained

Hallway & Lounge

Modern Kitchen/Diner

Luxury Shower Room

Two Double Bedrooms



1



1



2



On Street
Parking



Traditional mid terrace cottage, situated in a prominent location adjacent to the A590 to the outskirts of Ulverston offering convenient access. Offered with vacant possession and no upper chain, latterly used as a rental home, with potential for a range of buyers including the first-time purchaser. Accommodation briefly comprises of open plan lounge with feature stove, modern fitted kitchen/diner, rear vestibule and luxury shower room. To the first floor are two double bedrooms. The property offers a pleasant home with great potential to personalise and modernise to your own taste, while providing some uPVC double glazing, gas central heating system and an enclosed yard to the rear. In all an excellent opportunity in a popular location with viewing both invited and recommended.

Accessed through PVC door with glass inserts into:

ENTRANCE HALLWAY

Entrance door, further door and stairs to first floor. Door to:

LOUNGE

10' 0" x 9' 8" (3.05m x 2.95m)
Feature fireplace, wood laminate flooring, traditional style décor with coving and radiator. UPVC double glazed window to front and door to:

MID VESTIBULE

Understairs cupboard and door to:

KITCHEN/DINER

10' 0" x 14' 9" (3.05m x 4.5m)
Fitted with a range of base, wall and drawer units with wooden worktop over incorporating sink with drainer, mixer tap and splash back tiling. Gas hob, electric oven, wood laminate flooring and radiator. Multifuel stove/closed room heater, sash style window to rear and door to:

REAR VESTIBULE

External door to rear yard and door to:

SHOWER ROOM

Modern three-piece suite comprising of WC, wash hand basin and walk-in shower cubicle. Some cladding to walls, wood laminate flooring, opaque glazed window to side and wall mounted combination boiler for heating and hot water system.

FIRST FLOOR LANDING

Access to two bedrooms.



BEDROOM

10' 0" x 14' 9" (3.05m x 4.5m)

UPVC double glazed window to front, wooden flooring, radiator and walk-in storage area with plumbing and potential to instal en-suite shower.

BEDROOM

10' 0" x 14' 9" (3.05m x 4.5m)

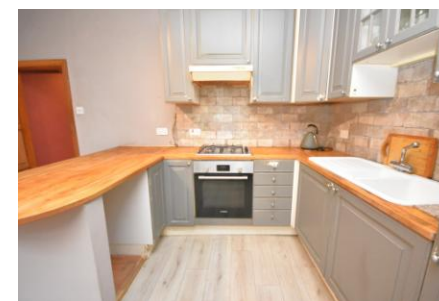
Built in wardrobes, wooden flooring, radiator and single glazed window to rear.

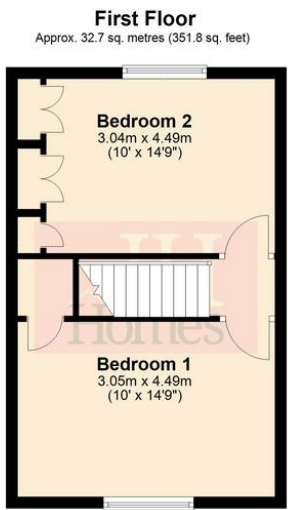
EXTERIOR

Pleasant, enclosed yard with outbuilding and access to rear service lane.

OUTBUILDING

Door from yard, glazed window and light and power points with plumbing for washing machine/dryer.





Total area: approx. 74.2 sq. metres (798.5 sq. feet)

Call us on
01229 445004

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GENERAL INFORMATION
TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:
Leaving Ulverston and heading towards Barrow-in-Furness, proceed past the Blue Hub Centre and at the dip into Swarthmoor, Three Bridges is on your right-hand side.
The property can be found by using the following "What Three Words":
<https://w3w.co/launcher.worry.spearing>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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.

