



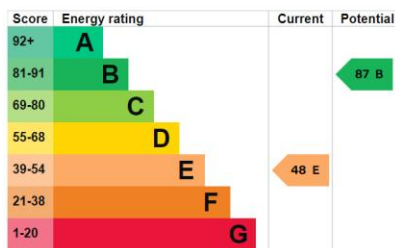
DIRECTIONS

From the offices of JH Homes on foot, walk up New Market Street up 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 can be found on the right.

The property can be found by using the following "What Three Words" <https://w3w.co/seated.drag.recorders>

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.



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16 Oxford Street,
Ulverston, LA12 0AZ

For more information call **01229 445004**

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

Traditional terraced home situated in this popular and convenient location close to the town centre. Now in need of some updating and modernisation which has been reflected in the more than realistic asking price yet would be ready for immediate occupation. Offering a comfortable home perfect for a range of buyers including the first-time buyer, those looking to downsize or even to be used as a second home in this sort after, market town to the edge of the Lake District. Comprising of hallway, lounge, dining room, cellar, kitchen, two double bedrooms and bathroom. Complete with rear yard, two outside stores, gas central heating system and uPVC double glazing. Early viewing is both invited and recommended to appreciate this most comfortable home.



Entered through a hardwood door with opaque glazed inserts and did they glazed window above into:

HALLWAY

Stairs to first floor, ceiling light point with rose, radiator and doors to two reception rooms.

LOUNGE

10' 4" x 10' 2" (3.17m x 3.12m)
Ceiling light point, coving to ceiling, uPVC double glazed window to front and electric fire with wooden surround and mantle. Gas meter to corner.

DINING ROOM

13' 1" x 12' 0" (4m x 3.67m)
Steps lead down into the room with radiator, ceiling light pint and door under stairs with light and steps to cellar. Inset wood burner with tiled hearth, surround and mantle and uPVC double glazed window to rear with cupboard under housing the electric meter and fuse board.

CELLAR

12' 6" x 9' 10" (3.82m x 3.00m)
Power, ceiling light point and brick flooring.

KITCHEN

10' 1" x 6' 5" (3.09m x 1.98m)
Fitted with a small range of base, wall and drawer unit with area of work surface incorporating stainless steel sink and drainer with mixer tap. Tiled splash backs, moveable spot lights to ceiling, tiled floor, space and plumbing for washing machine and space for cooker. Single glazed window to side and wooden door with glazed inserts to yard.

FIRST FLOOR LANDING

Access to bedroom and bathroom, radiator and high level storage cupboard. Wall mounted Potterton boiler, loft access
A few stairs lead to the main bedroom.



BEDROOM

13' 1" x 10' 5" (4m x 3.18m)
Further double room with uPVC double glazed window to the front, radiator and ceiling light point. Floor to ceiling cupboard with wardrobe and shelving.

BEDROOM

12' 0" x 7' 10" (3.67m x 2.41m)
Double room with ceiling light point, radiator and uPVC double glazed window.

BATHROOM

Fitted with a three piece suite comprising of bath, WC and pedestal wash hand basin. Tiles to bath surround, radiator/towel rail, ceiling light point and opaque uPVC double glazed window to rear.

EXTERIOR

Yard to the rear with access to two stores and service lane.

