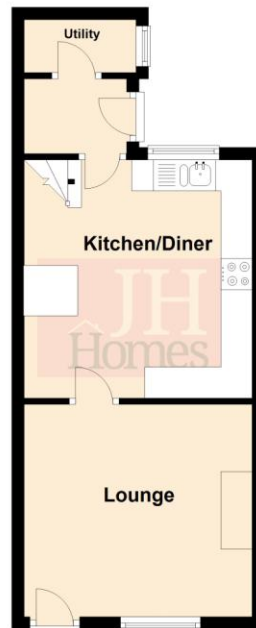


**Ground Floor**  
Approx. 30.8 sq. metres (331.9 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.3 sq. feet)

#### DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes Garage, station and UVS School heading towards Mountbarrow Road service station. Continue straight on following sign posts for Bardsea and Urswick. At the cattle grid turn immediate right towards Urswick and at the second Cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Continue along the road until you come to a crossroad sign posted Little Urswick and Gleaston and go straight ahead at the junction towards Gleaston. At the junction signposted Scales, Gleaston and Stainton turn right then take the first left and proceed down the road until you reach the village. At the crossroads turn left into Main street then right into Duke street and your destination is on the left.

The property can be found by using the following approximate What3Words reference

<https://what3words.com/lonely.mingles.release>

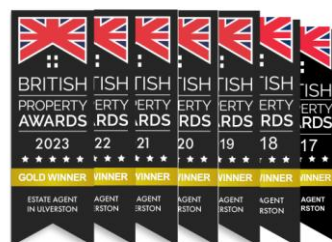
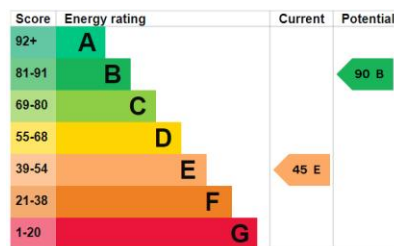
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, water and electric.



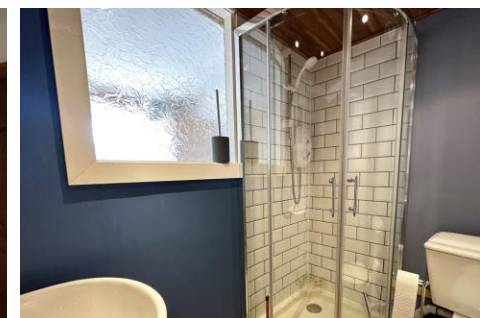
#### **Estate Agency Act 1979**

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

£165,000



1



2



1

2 Duke Street, Gleaston,  
Ulverston, Cumbria, LA12 0UA

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN  
[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)



Two bedroom terrace cottage, situated in a popular village location with easy access to Ulverston and Barrow. Offered for sale with no upper chain and comprising of lounge with open fire, exposed beams and stonework to alcove, kitchen/diner, rear hall and utility store with two bedrooms and shower room to first floor. Benefitting from electric heating, double glazing, enclosed cottage garden to front and yard to the rear with access to the lane. Ideal home for a couple, first time buyer, investor and those looking for a second home in a village location.



Entered through a wooden door with glazed insert into:

- LOUNGE**  
11' 3" x 12' 0" (3.43m x 3.66m)  
Feature open fire with tiled hearth, sides and wooden surround and mantle. Alcove with exposed stone, shelf and cupboard. Ceiling light point, exposed beams and wooden double glazed window to front.
- KITCHEN/DINER**  
12' 7" x 11' 1" (3.84m x 3.38m) widest points  
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Space for under counter fridge, freezer, integrated oven and hob with cooker hood over. Tiled floor, ceiling light points, breakfast bar under stairs and electric radiator. Stairs to first floor, door to rear porch area and wooden double glazed window to rear.
- UTILITY ROOM**  
2' 10" x 4' 11" (0.86m x 1.5m)  
Space and plumbing for washing machine and dryer. Wooden double glazed opaque window to side, tiled floor and half tiled walls. Slot lights to wooden clad ceiling.
- FIRST FLOOR LANDING**  
Access to bedrooms and shower room. Ceiling light point, electric radiator and loft access.
- BEDROOM**  
11' 7" x 12' 2" (3.53m x 3.71m)  
Double room with wooden flooring, exposed stone wall, ceiling light point and fitted wardrobes with sliding doors to one wall. Wooden double glazed window up front with wooden window seat.

**REAR PORCH**  
Tiled floor, spot lights to wooden clad ceiling, wooden door with glazed insert to rear and door into utility area.



**SHOWER ROOM**  
6' 2" x 5' 0" (1.88m x 1.52m)  
Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and corner shower with electric Mira shower. Wood clad ceiling with spot lights and extractor, tiled splash backs and opaque borrowed light window.

**BEDROOM**  
6' 10" x 9' 4" (2.08m x 2.84m)  
Single room with ceiling light point, electric radiator and airing cupboard housing the lagged hot water tank. Wooden double glazed window to rear.

**EXTERIOR**  
The front offers an enclosed easy to maintain space for its wooden gate, stone wall and pathway to the front door, a true cottage garden. To the rear is a small yard with space for bins and/or seating. Wooden gate leading to a rear pedestrian access behind the cottages.

