



**2 New Market Street
Ulverston
Cumbria
LA12 7LN**

www.jhhomes.net or contact@jhhomes.net

Superb opportunity to acquire a traditional 3-storey mid terrace cottage with character offering good sized living accommodation to three floors. Complimented by contemporary décor throughout, uPVC double glazing, gas central heating system, recently installed modern fitted kitchen with integral appliances and luxury bathroom. Comprising of two reception rooms, kitchen and bathroom to the first floor; two bedrooms to the first floor and staircase from bedroom two to bedroom three / room in roof. Externally there are steps up to the forecourt and entrance door with enclosed yard to rear. Early inspection comes highly recommended to this realistically priced property. Conveniently located within proximity to local amenities to the town and appeals to a wide range of purchasers.



Accessed through PVC door into:

RECEPTION ROOM

8' 11" x 11' 2" (2.72m x 3.4m)

Entrance door, uPVC double glazed window to front, radiator and understairs storage. Open to:

LOUNGE

12' 1" x 11' 2" (3.68m x 3.4m)

Wall mounted electric fire, radiator and uPVC double glazed window to rear. Door to:

KITCHEN

16' 3" x 5' 1" (4.95m x 1.55m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating stainless steel sink with mixer tap and splash back tiling.

Two uPVC double glazed window to side, electric cooker point, plumbing for washing machine and space for fridge/freezer. Door to:

REAR VESTIBULE

External door to rear yard and sliding door to:

BATHROOM

Three piece suite comprising of WC, wash hand basin and bath with shower above. Cupboard housing combination boiler for heating and hot water system and uPVC double glazed window to side.

FIRST FLOOR LANDING

Doors to bedrooms and room in roof accessed via bedroom two.



BEDROOM

8' 11" x 11' 2" (2.72m x 3.4m)

Radiator and uPVC double glazed window to front.

BEDROOM

12' 2" x 11' 2" (3.71m x 3.4m)

UPVC double glazed window to rear, radiator and sliding door to stairs leading to:

BEDROOM/ROOM IN ROOF

16' 1" x 10' 5" (4.9m x 3.18m) Roof window to rear, eaves storage and radiator.

EXTERIOR

Steps from main street to forecourt and entrance door. Enclosed yard with access to rear service lane.

