

FREEHOLD



15 TARN SIDE, ULVERSTON, LA12 7EL

£170,000

FEATURES

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| Traditional Cottage Property | UPVC Double Glazing & Gas-Fired Central Heating System |
| Convenient Location Close To Town Amenities | Suitable For A Range Of Buyers |
| Well Presented Throughout | Would Suit Couples, Single Occupants & First Time Buyers |
| Open Plan Living/Dining/Kitchen | |
| Two Bedrooms To First Floor | |
| Shower Room | A lovely Cosy Home In A Quaint Convenient Location |



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On Road
Parking



A charming traditional cottage property situated in this quiet back water to the heart of Ulverston. The property offers a most comfortable home perfect for a range of buyers including the single occupier, couple or first-time purchaser. It offers well-presented accommodation in this most convenient location, has uPVC double glazing, double glazed composite style doors and gas fire central heating system. Accommodation comprises of an open plan living/dining/kitchen, spiral staircase to the first floor where there are two bedrooms and a shower room, plus a rear courtyard area outside the back door. The property is a perfect lock up and leave or permanent home. Offered for sale with early viewing invited and recommended through JH Homes.

Accessed through a PVC door into:

LOUNGE/DINER

UPVC double glazed window with blind and deeper sill, with a double-glazed pane front door to the side. A lovely open plan room which is light with white decor to the walls and ceiling, along with inset lights and an integrated smoke alarm, offering a comfortable sitting space with a radiator and modern spiral staircase leading to the first floor.

KITCHEN

Fitted with an attractive range of base, wall and drawer units with wood block worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob with stainless splashback and cooker hood above, low-level oven, recess and plumbing for a washing machine, recess for a fridge/freezer and a concealed gas boiler for the heating and hot water systems. To the rear is a double-glazed composite door with a central glazed panel, plus a uPVC double glazed window with blind and a radiator.

FIRST FLOOR LANDING

A modern spiral staircase leads up to first floor. The landing provides access to the bedrooms and shower room, along with access to the loft which is boarded for storage purposes.

BEDROOM

11' 1" x 10' 0" (3.39m x 3.05m) max

Lovely double bedroom with a low-level uPVC double glazed window with blind, situated to the front and offering a pleasant aspect. There is light white decor to the walls, a vaulted ceiling with painted timbers and a double radiator, making a comfortable space.

BEDROOM

8' 8" x 6' 11" (2.66m x 2.13 m) max

Complete with a uPVC window, blind and a double radiator, offering an excellent bedroom currently used for general storage purposes.

SHOWER ROOM

11' 3" x 2' 7" (3.44 m x 0.80 m)

Vaulted ceiling, double-glazed roof light and extractor fan along with inset lights. Glazed shower cubicle with modern panelling and an electric shower, WC with pushbutton flush, wash hand basin with splashback, vinyl style flooring plus a white ladder style towel radiator.

EXTERIOR

To the front of the property is the lane which is enjoyed by the neighbour properties with some limited parking to the upper section on a first come first served basis. To the rear, an attractive courtyard area that is well planted with sunny aspects, particularly in the afternoon with slight shingles and gravel, plus a flagged path and mature Camelia bush. There is also open access to the rear communal lane, overall, a charming area in the heart of this popular market town.



FLOORPLAN TO FOLLOW

Call us on

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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:

From the office of JH Homes continue down Market Street, turn left onto Union Street, and at the top of Union Street cross the road, keeping Oddfellows Hall on the left and Strands hair design on the right. After a short distance turn left and then immediately right onto Tarn Side, the property is situated on the right.

It can also be found by using the following 'What Three Words': <https://w3w.co/teacher.yield.armed>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 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.

