



# 2 TRINITY GARDENS, ULVERSTON, LA12 7UB

## £275,000

### FEATURES

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| Well Positioned Mid Terraced Home        | Three Bedrooms (Two Double)                      |
| Popular Location Close To Town Amenities | Modern Shower Room                               |
| Well Presented Throughout                | Private Parking & Attractive Garden              |
| Lounge & Fitted Dining/Kitchen           | A Great Home Perfect For A Range Of Buyers       |
| Front Porch & Ground Floor WC            | A lovely Home With Viewing Invited & Recommended |



Offers an excellent modern mid terrace house situated in this most convenient location within the market town of Ulverston. This excellent property has been occupied by the current owners for many years and is now offered for sale due to relocation. The property has gas fired central heating system, uPVC double glazing and an excellent standard of presentation, offering accommodation considered suitable for a wide range of buyers. The location provides access to the town centre amenities, railway station, bus stop, Marks & Spencer and Aldi a short walk away. With off-road parking, pleasant garden areas and accommodation comprising of a porch, lounge, kitchen/diner, WC, three bedrooms and a bathroom, it will suit a variety of buyers from those looking to downsize, the professional couple or a family buyer. Early viewing is invited and recommended with appointments available through JH Homes.

This lovely property is accessed through a pair of wooden French doors, giving access to:

#### **PORCH**

Tiled floor, matching side window and a uPVC mahogany shaded double glazed door with pattern glass pane opening into:

#### **LOUNGE**

Well-proportioned room with light neutral decor and coving to the ceiling. Central decorative fireplace with a tiled inset and conglomerate style hearth and feature electric flame effect stove fire making a pleasant focal point. UPVC double glazed window to the front offering a pleasant aspect to the forecourt, parking area and neighbouring properties beyond. Radiator, featured paper wall to one side and high-level electric circuit breaker control point. To the rear of the room, a door gives access to:

#### **LOBBY**

Stairs to the first floor and open access to:

#### **KITCHEN/DINER**

Well-presented and fitted with a range of base, wall and drawer units with patterned worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling, positioned in front of a uPVC double glazed window which looks to the lovely rear garden. Integrated appliances include a belling double oven and grill, fridge and freezer, electric hob with cooker hood above and recess and plumbing for a washing machine.

Complete with light terracotta decor to the walls, ample space for a dining table, two radiators and a door to a useful understairs store. A half-glazed door gives access to:

#### **PORCH**

UPVC mahogany effect double glazed door with pattern glass panes to the rear garden and door to:

#### **WC**

Fitted with a two-piece suite comprising of a toilet and wash hand basin with a tiled splashback.

#### **FIRST FLOOR LANDING**

From the inner lobby, the stairs lead to the first floor with a feature painted handrail, opening into the first-floor landing which has light blue décor, a radiator, access point to the loft and doors to the bedrooms and shower room. There is a door to the boiler/airing cupboard which houses the Glowworm gas combi boiler for the heating and hot water systems.

#### **BEDROOM**

Generously proportioned double bedroom that has light blue décor, a double radiator and a uPVC double glazed window to the rear offering a pleasant aspect to the garden and banking beyond, plus a recess suitable for wardrobe space.

#### **BEDROOM**

Well-proportioned double bedroom situated to the front of the property with a uPVC double glazed window, giving a lovely aspect towards the neighbouring properties and countryside beyond. Complete with a radiator and a built-in cupboard over the stairs.

## BEDROOM

Good single bedroom situated to the front of the property that has a wardrobe and is currently used as a dressing room, with a uPVC double glazed window to the front, again offering a pleasant aspect. Excellent for use as a bedroom or a study/nursery.

## BATHROOM

Modern shower room with a glazed shower cubicle, modern panelling, a WC and wash hand basin. Tiling to the walls, electric shaver point, mirrored bathroom cabinet, ladder style towel radiator and a uPVC double glazed pattern glass window.

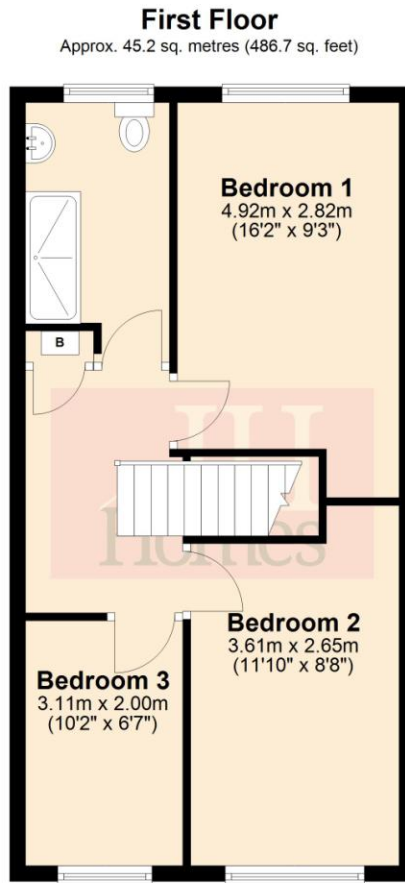
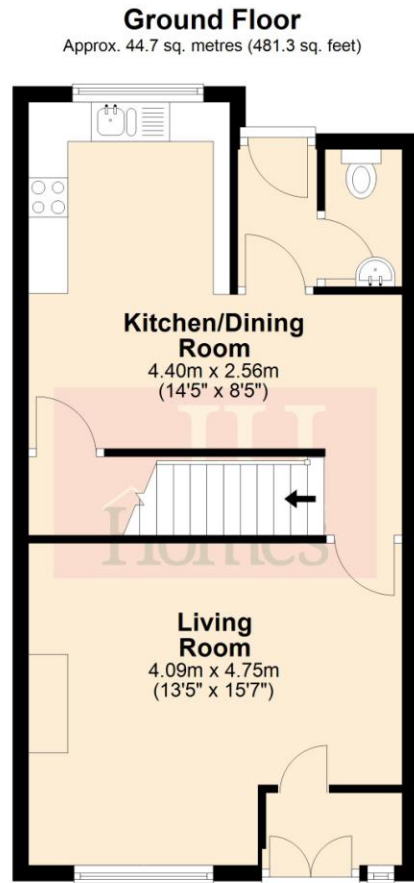
## EXTERIOR

To the front of the property there is the advantage of allocated off-road parking, along with an attractive border garden area and a lovely, flagged patio offering a pleasant seating area. To the rear of the property there is a lovely garden space with a flagged patio and paths with slate shingle areas, plus stepped access to a banking which leads to a gate back onto new Church Lane. To the corner of the garden is an excellent timber garden shed. The rear garden offers privacy and a good amount of sunshine.



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Total area: approx. 89.9 sq. metres (968.0 sq. feet)

**GENERAL INFORMATION**

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

**DIRECTIONS:**

From the traffic lights at Queen Street, turn Right towards Barrow, keep in the left lane and take the first exit to the left onto Lightburn Road. Turn first left and then first left again into Trinity Gardens. The property can be found by using the following "What Three Words": <https://w3w.co/raven.cork.comic>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	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.

