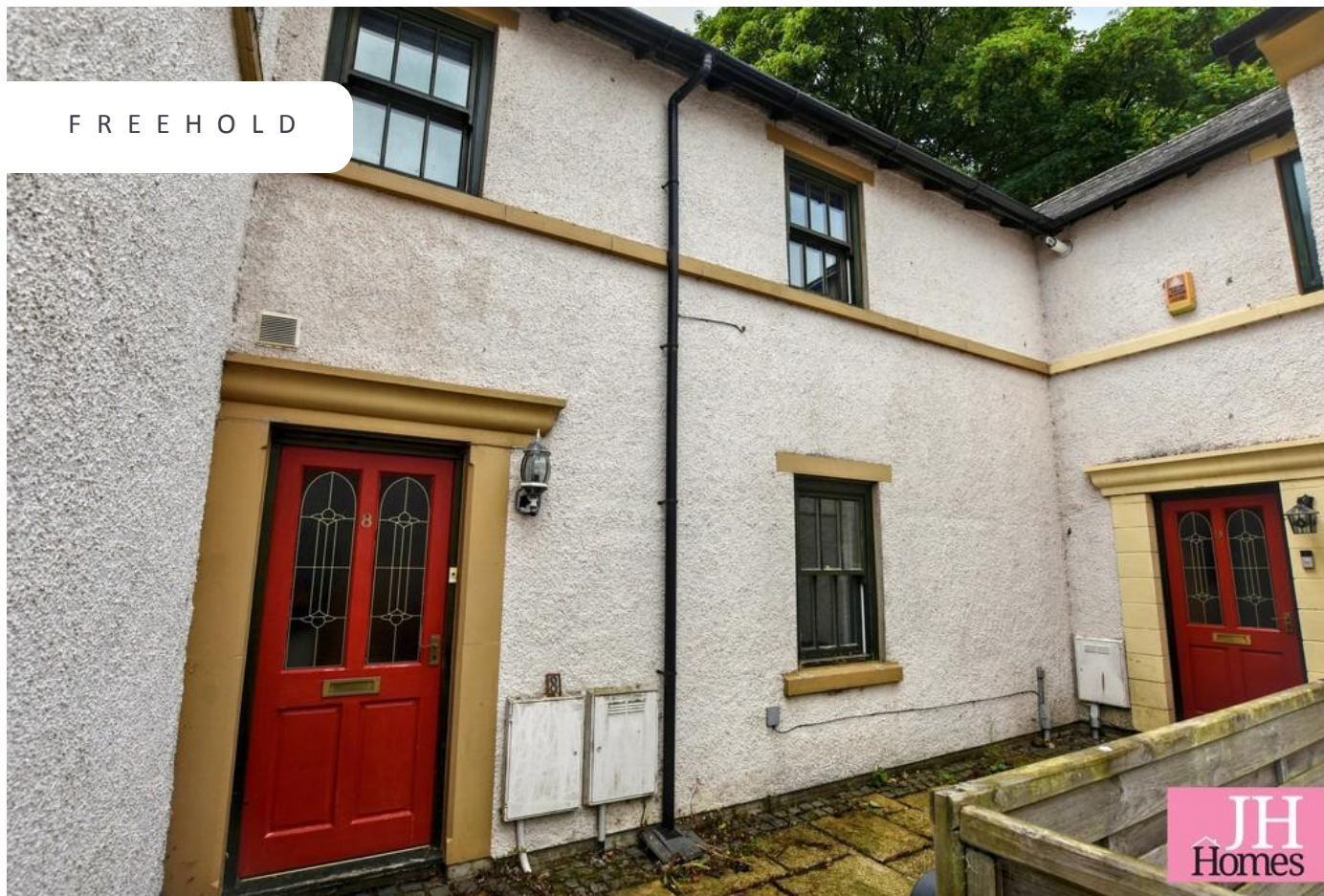


FREEHOLD



8 GILL GARTH, ULVERSTON, LA12 7FF

£141,000

FEATURES

Modern Mid Terraced House

Popular & Convenient Location

Central Position
Convenient For Town Amenities

Hall, WC & Kitchen

Lounge/Dining Room With
Doors To Rear

Three Bedrooms & Bathroom

Gas CH Sytem & Double Glazing

Part Of The Affordable Housing Scheme

Local Occupancy & Means Tested Application

Represents 60% of Full Value



1



1



3



Allocated
Parking



Conveniently situated modern terraced home which is subject to a local and affordable housing scheme property. Positioned just off the historic Gill towards the central of Ulverston with excellent access to the town amenities pubs and eateries and comprising of entrance hall, WC, lounge/dining room, kitchen, three bedrooms and family bathroom. Complete with private parking space, small rear yard, gas central heating system and double glazing. Offered with vacant possession, with no upper chain this superb home will be of interest to first time buyers.

Access by way of a wooden door with two glazed upper panes opening into:

ENTRANCE HALL

Woodgrain effect vinyl flooring, radiator and pine internal doors to lounge/diner and WC.

WC

2' 10" x 4' 9" (0.88 m x 1.47 m)

With toilet and push button flush and a wash and basin with shelving to the corner, a central heating radiator and extractor fan to the ceiling.

LOUNGE/DINER

17' 3" x 14' 4" (5.26m x 4.37m) widest point

An L-shaped room with a set of patio doors to the rear and double-glazed window to the front. Stairs to the first floor, radiator and door to kitchen.

KITCHEN

7' 1" x 10' 0" (2.16m x 3.07m)

Fitted with a range of base, wall and drawer units with patterned work surface over incorporating one and a half bowl, stainless steel sink and drainer with mixer tap and tiling to up stands. Integrated double oven and gas hob, recess and plumbing for washing machine and space for freestanding fridge freezer. Double-glazed window to rear, tiling to floor and radiator.

FIRST FLOOR LANDING

Radiator, double glazed window, loft access and door to boiler cupboard housing Worcester gas combi boiler for the heating and hot water systems.

BEDROOM

10' 3" x 8' 5" (3.12m x 2.57m)

Double room with double glazed window to rear, radiator and ceiling light point.

BEDROOM

10' 4" x 6' 7" (3.15m x 2.01m)

Smaller double room with double glazed window to front and radiator.

BEDROOM

5' 2" x 11' 1" (1.57m x 3.38m)

Single room with radiator and double glazed window.

BATHROOM

6' 2" x 5' 4" (1.89m x 1.64m)

Fitted with a three-piece suite comprising of WC, wash hand basin and panelled bath with shower over and glazed shower screen. Tiling to two walls and floor, radiator, extractor and double-glazed window to rear.

EXTERIOR

To the front of the property is a designated parking space and steps to the front door. The rear offers a small enclosed rear yard area on two levels with banking behind offering further potential.



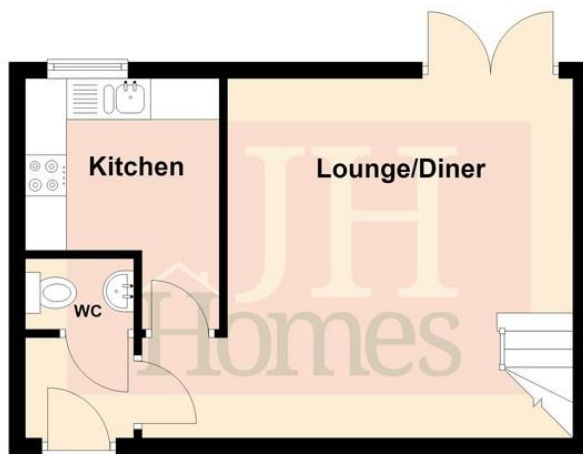
Call us on
01229 445004

contact@jhhomes.net

www.jhhomes.net/properties

Ground Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 58.4 sq. metres (628.8 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains Drainage, Gas, Water and Electricity are all connected.

PLEASE NOTE: The property is subject to both an affordable and local occupancy clause - contact the office for further details prior to viewing.

DIRECTIONS:

Proceeding on foot from the office of JH Homes, walk up market street and turn right walking against the traffic along King Street, at the Zebra Crossing cross towards Nevinson's Carpets and proceed up Upper Brook Street heading towards the gill. Continue past the factory shop taking the next left into Gill Garth where the property can be found in the top left hand corner. The property can be found by using the following "What Three Words"

<https://w3w.co/blatantly.conclude.leathers>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 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.

