

FREEHOLD



LIGHTBURN ROAD, ULVERSTON, LA12 0AU

£262,000

FEATURES

Superb Traditional
Terraced Home

Very Well Presented &
Appointed Throughout

Modern Kitchen & Shower
Room

Recently re-roofed, Gas CH
& PVC DG

Many original features
retained

Living Room, Dining
Room & Kitchen

2/3 Bedrooms (Bed 3
used as Dressing Room)

Forecourt & Sunny
Enclosed Yard with
Deck

Perfect For A Range Of
Buyers

Great Location Close to
town and amenities



1



2



3



On Road
Parking



Superb and extremely well maintained, modernised traditional forecourt fronted terraced home in this popular and convenient location. Offering a most comfortable and well-presented home with uPVC double glazing, gas fired central heating and benefits including a modern kitchen and shower room. Offering accommodation comprising of vestibule, hall, lounge, dining room, kitchen and utility room to the ground floor with two double bedrooms, dressing room/bedroom three and shower room. Complete with front forecourt and a lovely enclosed sunny rear yard with a decked seating area and garden store. Offering a super home perfect for a range of buyers in this most convenient location and early viewing is invited and recommended.

Accessed across the forecourt leading to a canopy porch offering shelter to a modern composite front door with leaded/pattern glass panes and side window which opens to:

VESTIBULE

Attractive traditional tiled floor and pine door with pattern glass pane and further window to door frame opening to:

ENTRANCE HALL

11' 4" x 3' 1" (3.47m x .95m)

Coat hooks, traditional style radiator, coving to ceiling and stairs to first floor. Stripped wood traditional doors to lounge and dining room.

LOUNGE

11' 6" x 10' 11" (3.51m x 3.33m) excluding bay

Rectangular uPVC double glazed bay window with plantation style shutters, pine fire surround with slate style hearth and tiled inset housing a modern multi fuel stove, coving to ceiling and picture rail.

DINING ROOM

11' 10" x 12' 11" (3.62m x 3.95m) widest points

Central, working open fireplace with stripped pine surround, tiled hearth and cast inset, alcove cupboard to side with drawers to the lower section and cupboard to the upper and traditional matching doors to kitchen and under stairs pantry/store with light. UPVC double-glazed window to rear.

KITCHEN

8' 9" x 10' 1" (2.67m x 3.09m)

Fitted with a modern range of base, wall and drawer units with wood block effect work surface over incorporating ceramic sink with mixer tap and attractive tiling to splashback. Integrated AEG double oven and grill and induction hob with cooker hood, built-in larder fridge and dishwasher. UPVC double glazed window to side, glazed PVC door and radiator.

FIRST FLOOR LANDING

Split at the three-quarter landing with a traditional style radiator and access to dressing room/bedroom and shower room. The main landing has a traditional stripped pine storage cupboards half hanging with shelving, fully boarded loft accessed via drop down wooden ladder and doors to two bedrooms.

BEDROOM

13' 0" x 10' 10" (3.97m x 3.31m) plus wardrobe

Double room to the front of the property with uPVC double glazed, tilt & turn window. Modern range of built-in wardrobes to one wall with shelving to one side, radiator and picture rail.

BEDROOM

9' 8" x 12' 11" (2.97m x 3.96m)

Further double room with stripped pine flooring, picture rail, shelving to alcove, radiator and uPVC double glazed window to rear.

BEDROOM/DRESSING ROOM

8' 7" x 8' 11" (2.62m x 2.73m) widest points

Two sets of wardrobes to the side of the room, uPVC double glazed window to rear and radiator.

SHOWER ROOM

5' 9" x 6' 11" (1.77m x 2.11m)

Fitted with a modern presented three-piece suite comprising of glazed shower cubicle with bifold door and thermostatic shower, vanity unit housing wash hand basin with mixer tap and storage underneath and concealed cistern, push button flush WC. Ladder style towel radiator, modern panelling to walls, extractor fan and uPVC double glazed tilt & turn window.

EXTERIOR

To the front of the property is a well-presented forecourt with low retaining wall and gate, flagged path and seating area and a raised border. To the rear of the property is an attractively presented flagged courtyard with a decked seating area and garden storage shed. Door to rear service lane and outside power socket.

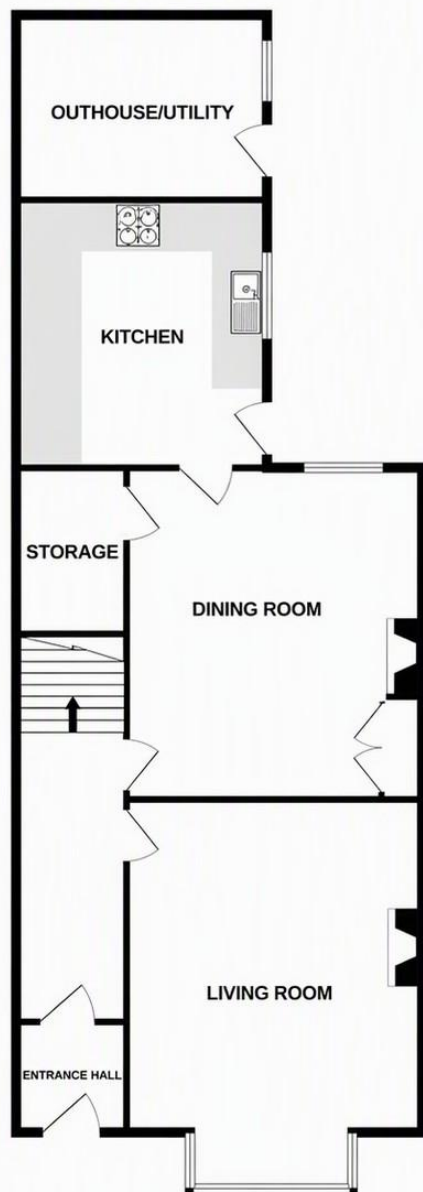
UTILITY ROOM

9' 0" x 5' 10" (2.76m x 1.79m)

Space and plumbing for washing machine, space for dryer and freestanding freezer. Wall mounted Glowworm boiler for the heating and hot water systems, electric meter and circuit breaker control point.



GROUND FLOOR



1ST FLOOR



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, electric, gas and water are all connected.

DIRECTIONS:

From County Square, continue straight over the A590 traffic lights into Victoria Road. Take your first left into Lightburn Road where the property can be found near the bottom on the right hand side. The property can be found by using the following "What Three Words" <https://w3w.co/studs.above.sand>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.