

FREEHOLD



11 NEWTON STREET, ULVERSTON, LA12 7JG

£275,000

FEATURES

- Spacious End Terraced Town House
- Convenient Location Close To Town Centre
- Perfect Family Home, Stove & Modern Gas Fire
- Three Floors Plus Cellar
- Two Reception Rooms & Spacious Kitchen
- Four Double Bedrooms & Bathroom
- GCH System & Majority Double Glazing
- Many Improvements Over Recent Years
- Re Roofed & Re wired
- Lovely Sunny Garden/Yard Area To Rear



-  1
-  2
-  4
-  On Road Parking



Substantial traditional end terrace townhouse situated in this pleasing and convenient location within walking distance of the town centre and amenities. Offering a spacious family home which has been improved and modernised by the current owners including a new roof, re-wiring, new kitchen and bathroom, plus the installation of a multifuel stove and modern gas fire. The spacious accommodation comprises of a porch, hall, lounge, dining room, kitchen with walk in pantry/breakfast area and a cellar. To the upper floors are four bedrooms and a bathroom. Complete with gas central heating system and double glazing, forecourt with steps to front door and sizeable enclosed rear garden/yard area offering a good degree of sunlight. A great home perfect for the family buyer in an excellent position, offering even further potential or to be enjoyed as seen.

Accessed via a short flight of steps up to the front door, opening to the porch. A glazed traditional door opens into:

ENTRANCE HALL

Complete with a radiator, coving to the ceiling, glazed internal doors to lounge and dining room, plus open access to stairs to the first floor.

LOUNGE

15' 1" x 9' 10" (4.6m x 3m) max

A cosy room with coving to the ceiling, uPVC double glazed bay window with leaded upper pane, lovely reproduction fireplace with a coal flame gas fire making an excellent focal point, light neutral décor and a stripped wood floor.

SITTING/DINING ROOM

12' 3" x 14' 1" (3.73m x 4.29m)

Excellent room with light decor and a set of PVC French doors to the garden, plus a further uPVC tilt and turn opening window to the side. A central focal point is the feature fireplace with a recessed modern stove, mantel shelf above and wall light points to the chimney breast. A traditional door accesses the cellar, and a curtained doorway opens to:

KITCHEN

13' 9" x 6' 11" (4.19m x 2.11m)

Fitted as a stylish "Cooks Kitchen" with open units, shelving, a plate rack and woodgrain work surface. Electric oven with cooker hood above, recess for washing machine and fridge, plus in the worktop is a sink unit with mixer tap and drainer. There are two ceiling light points, a uPVC double glazed window and further single glazed window. A half-glazed door leads to:

BREAKFAST ROOM / STORE

7' 6" x 6' 0" (2.29m x 1.83m)

A useful area with a radiator and two uPVC double glazed windows to the rear yard.

CELLAR

11' 11" x 9' 7" (3.63m x 2.92m) max

With coat hooks to the wall and steps leading down. The room is divided into two areas, the main offering a useful storage space with electric light point and the gas meter. The smaller section houses the electric meter.

FIRST FLOOR LANDING

Has a uPVC double glazed window and provides access to two bedrooms and a bathroom. Stairs continue to the second floor.

BEDROOM

12' 2" x 13' 2" (3.71m x 4.01m)

Good double room situated to front with a uPVC double glazed window, a lovely traditional feature fireplace, radiator, and electric light and power points.

BEDROOM

9' 7" x 10' 1" (2.92m x 3.07m)

Situated to the rear with a uPVC double glazed window and radiator, plus a built in cupboard with shelving that houses the Alpha gas boiler for the central heating and hot water systems.

BATHROOM

Fitted with a three-piece suite in white comprising of a bath with glazed screen and over bath shower, fixed rain head, flexi track spray and a panelled surround. A traditional style pedestal wash hand basin, WC, uPVC double glazed window with further single glazed window, traditional style radiator and a towel rail unit complete the room.

SECOND FLOOR LANDING

Provides access to bedrooms.

BEDROOM

12' 4" x 13' 4" (3.76m x 4.06m)

Good double room with uPVC double glazed window to the front offering a pleasant aspect over the rooftops of the neighbouring properties, towards Birkrigg and beyond. Plus a radiator and ceiling light point.

BEDROOM

12' 0" x 13' 2" (3.66m x 4.01m)

Situated to the rear with a radiator, uPVC double glazed window with a pleasant aspect beyond the neighbouring properties, with glimpses to the side of Hoad Hill and Monument, plus a cupboard over the stairs offering storage and an access point to the loft.

EXTERIOR

To the front of the property are steps to the front door and to the side forecourt. To the rear is a good sized and enclosed yard/garden with flag surfacing and a door to the rear lane. It offers a lovely area with sunny aspects and has mature borders providing a pleasant seating area.



Approx Gross Internal Area
159 sq m / 1713 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

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

DIRECTIONS:

From our Ulverston office proceed down Market Street and at the roundabout take the second turn heading along the A590. After passing through the traffic lights, turn left and then left again in front of the Swan Pub onto Newton Street. The property can be found by using the following approximate "What Three Words" <https://what3words.com/slanting.jaundice.gently>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 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.

