

£115,000

JH  
Homes



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39 The Ellers, Ulverston, LA12 0AB

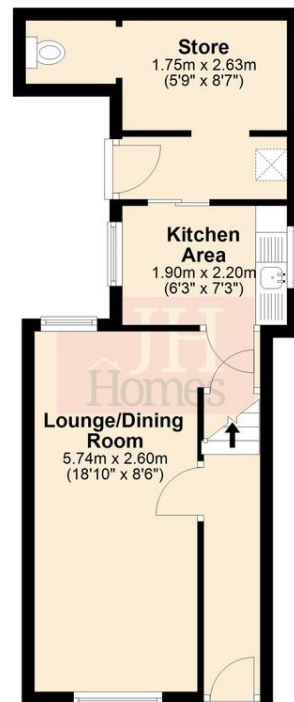
For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

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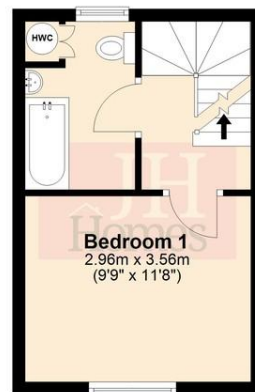
#### Ground Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



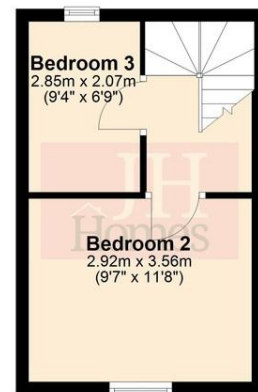
#### First Floor

Approx. 21.3 sq. metres (229.1 sq. feet)



#### Second Floor

Approx. 21.5 sq. metres (231.4 sq. feet)



Total area: approx. 77.1 sq. metres (830.4 sq. feet)

#### DIRECTIONS

From the office of JH Homes office on New Market Street, proceed down Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left hand side. After a short while the property can be found on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/compress.swaps.overheard>

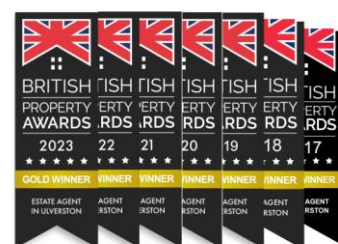
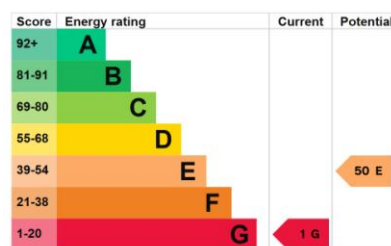
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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



#### Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



Traditional end of terrace cottage situated in this popular and convenient location that offers level access to Ulverston and its comprehensive amenities. Requiring some updating and modernisation which has been reflected in the more than realistic asking price. Accommodation to three floors comprising of lounge/dining room, kitchen area, rear vestibule and store with WC. To the first floor is a bedroom and bathroom with a further two bedrooms to the second floor. This property is an excellent investment opportunity with early internal inspection invited and recommended.



Accessed through a PVC door with glazed insert into:

**HALLWAY**

Door to lounge/dining room and stairs to first floor.

**LOUNGE/DINER**

18' 10" x 8' 6" (5.74m x 2.59m)

Dual aspect glazed windows to front and rear, understairs cupboard and door to:

**KITCHEN AREA**

6' 3" x 7' 3" (1.91m x 2.21m)

Base unit with worktop over incorporating sink and drainer and two glazed windows to the side. Sliding door to:

**REAR VESTIBULE**

Space for fridge/freezer and external door. Open to:

**STORE**

5' 9" x 8' 7" (1.75m x 2.62m)

Window and WC.

**FIRST FLOOR LANDING**

Door to bedroom and bathroom. Stairs to second floor.

**BEDROOM**

9' 9" x 11' 8" (2.97m x 3.56m)

Double room which is the full width of the property with glazed window to front.



**BATHROOM**

Three piece suite in white comprising of WC, wash hand basin and bath. Airing cupboard housing hot water tank and glazed window to the rear.

**SECOND FLOOR LANDING**

Access to two further bedrooms.

**BEDROOM**

9' 7" x 11' 8" (2.92m x 3.56m)

Further double room with glazed window to front.

**BEDROOM**

9' 4" x 6' 9" (2.84m x 2.06m)

Single room with glazed window to rear.

**EXTERIOR**

Shared rear yard.

