



10 OUTCAST, ULVERSTON, CUMBRIA, LA12 9ED

£220,000

FEATURES

- Attractive mid Terraced Cottage
- Pleasing Location Towards The Edge Of Town
- Very Well Presented Throughout
- Through Lounge/Diner
- Modern Fitted Kitchen
- Four Piece Ground Floor Bathroom
- Three Good Bedrooms
- Excellent Garage To Rear
- Great Property For A Range Of Buyers
- GCH System & UPVCDG, Viewing Invited



-  1
-  1
-  3
-  Garage, On Road Parking



Lovely, traditional mid terrace property situated in this pleasing location to the edge of Ulverston and the offering convenient access to the town centre and amenities. Positioned with pleasant open aspects to both the front and rear and offers accommodation suited to a range of buyers including the first-time purchaser. Comprising of entrance hall, connecting through lounge/dining room, kitchen with modern units, rear porch and ground floor bathroom with three bedrooms to the first floor. The property has a yard to the rear and accessed across a communal area is a detached garage. The property has a high standard of presentation and offers a comfortable home ready for early occupation and viewings are both invited and recommended to appreciate this comfortable home.

Accessed through a mahogany shaded PVC door with double glazed fan light and window to the door frame opening to:

HALLWAY

Radiator, coat rack and shelf and stairs to first floor. Door to lounge/diner.

LOUNGE

8' 10" x 9' 7" (2.69m x 2.92m)

UPVC double glazed window to front with fitted blind, open archway connecting to the adjacent dining room, woodgrain effect laminate flooring and feature recessed gas living flame fire to wall. Traditional painted wall cupboards, radiator, wall light and ceiling light point.

DINING AREA

9' 5" x 11' 9" (2.87m x 3.58m)

UPVC double glazed window to rear with fitted blinds looking into the yard, radiator, traditional alcove cupboard, woodgrain effect

laminate flooring, wall light and ceiling light point. Doors to kitchen and useful under stairs storage which houses the fuse box and electric meter.

KITCHEN

9' 11" x 7' 4" (3.02m x 2.24m)

Fitted with a modern range of base, wall and drawer units with woodblock effect works surface over incorporating stainless steel sink and drainer with mixer tap and modern metallic bar handles. Space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, space for dryer and recess for electric cooker with steel splash back and cooker hood over. Modern panelling to walls and ceiling, radiator, spotlight cluster point to ceiling and wood grain finish flooring.

REAR HALL

PVC double glazed door opens to yard, panelling to walls and door to bathroom.

BATHROOM

8' 11" x 6' 5" (2.72m x 1.96m)

Fitted with a four-piece suite comprising of WC with push button flush, pedestal wash hand basin, panelled bath of a whirlpool style and glazed shower cubicle with thermostatic shower. Tiling to walls, extractor fan, radiator, bathroom cabinet with mirror door and uPVC double glazed pattern glass window. Boiler cupboard housing Glow-worm gas boiler for the central heating and hot water systems.

FIRST FLOOR LANDING

Three quarter landing leading to a bedroom with the main landing have access to two further bedrooms and the loft.

BEDROOM

10' 2" x 7' 5" (3.1m x 2.26m)

Single room with radiator and uPVC double glazed window to the rear offering a pleasant aspect towards the garage and over surrounding farmland.

BEDROOM

9' 8" x 12' 0" (2.95m x 3.66m)

Double room situated to the front of the property with radiator and uPVC double glazed window to front with blind offering a pleasant aspect over the land opposite.

BEDROOM

11' 9" x 7' 4" (3.58m x 2.24m)

Further double room situated to the rear with radiator and uPVC double glazed window offering a fabulous aspect over the surrounding countryside.

EXTERIOR

To the rear of the property is an enclosed yard with door to the rear service lane across from which is access to the garage.

GARAGE

Up and over door with personal door to side and electric light.



Call us on
01229 445004

contact@jhhomes.net
www.jhhomes.net/properties

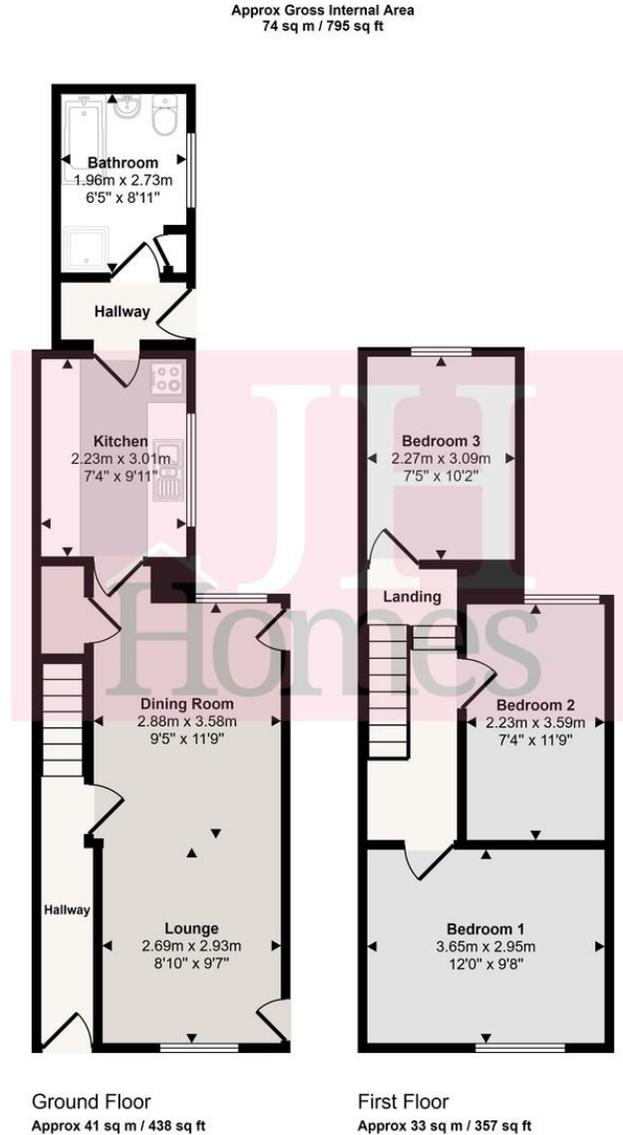
GENERAL INFORMATION

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

DIRECTIONS:

From the office of JH Homes, proceed down cobbled Market Street at the roundabout take the third turning onto The Ellers with the Ford Garage on your left-hand side. At the junction turn right and then first left onto Morecambe Road. Proceed along Morecambe Road passing under the railway bridge and as you get to the end of the road it bears to the left, continue passing the industrial park and onto Outcast, follow the road to the right and the cottage is the second of the terrace on the right.

The property can be found by using the following "What Three Words"
<https://w3w.co/freshen.sideburns.drums>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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.

