

FREEHOLD



110 NORTH LONSDALE ROAD, ULVERSTON, LA12 9DX

£110,000

FEATURES

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| Traditional Mid Terraced Home | Two Reception Rooms |
| Gas Central Heating System | Kitchen Utility & WC |
| PVC Double Glazing | Two Double Bedrooms |
| Good Sized Accommodation | Bathroom Leads from Bedroom |
| Modernisation & Refurbishment Requires | No Upper Chain & Early Viewing Invited |



On Road
Parking



Perfect opportunity to acquire a traditional forecourt fronted terraced house in this popular location. Whilst in need of full modernisation and refurbishment it offers great potential to create a comfortable home perfect for owner occupation letting etc. Whilst requiring modernisation it has uPVC double glazing and a gas fired central heating system. Comprising of lounge, dining room, kitchen, utility and WC to the ground floor with two bedrooms one connecting to the bathroom on the first floor and a small yard to the rear. Offering a great opportunity for the right buyer and offered vacant with no chain.

Accessed from the front forecourt, with the PVC door opening directly to:

LOUNGE

12' 6" x 11' 8" (3.82m x 3.57m)

UPVC double glazed window to front with blinds, gas fire, two wall lights and ceiling light point.

Wood grain laminate flooring and radiator.

DINING ROOM

12' 6" x 15' 8" (3.82m x 4.80m)

Stairs to first floor and door to under-stair store.

Gas fire to wall, uPVC double glazed window to rear and door to kitchen.

KITCHEN

6' 11" x 9' 10" (2.11m x 3.00m)

Fitted with a range of base, wall and drawer units with dark worksurface over incorporating stainless steel sink and drainer and tiling to upstand.

Integrated electric hob and oven, uPVC double glazed window, door to porch and door to utility room.

UTILITY ROOM

6' 2" x 9' 11" (1.88m x 3.04m)

Window, space and plumbing for washing machine and door to WC.

WC

7' 2" x 3' 2" (2.20m x 0.98m)

Two piece suite comprising of WC and wash hand basin.

FIRST FLOOR LANDING

Access to two bedrooms.

BEDROOM

13' 3" x 12' 2" (4.05m x 3.73m)

Double room to the front with uPVC double glazed, tilt and turn window and wall mounted Ideal logic gas combi boiler for the hot water and heating system.

BEDROOM

12' 11" x 12' 10" (3.95m x 3.92m)

Further double room to the rear with uPVC double glazed window, radiator and door to bathroom. Access to an over stairs storage cupboard with access to loft.

BATHROOM

6' 11" x 9' 8" (2.12m x 2.97m)

Three-piece suite in white comprising of WC, wash hand basin and bath with glazed screen and electric shower over. Radiator and uPVC double glazed window.

EXTERIOR

To the front of the property is a forecourt garden area, and the rear a small yard.





Total area: approx. 96.7 sq. metres

Call us on
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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: All mains services including, gas, electric, water and drainage

DIRECTIONS:

Proceeding from County Road heading out of town, at the Ulverston Auction Mart turn right onto North Lonsdale Road. Continue along the road passing the Premier Inn under the railway bridge, passing Travis Perkins and Mole Country Stores on your left. The property can be found on the right hand side just before the council buildings. The property can be found by using the following 'What Three Words'<https://w3w.co/insiders.masterful.skews>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	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.

