

FREEHOLD



# 5 TRINITY COURT, NEW CHURCH LANE, ULVERSTON, LA12 7NH

## £169,500

### FEATURES

- Exciting Three Storey Maisonette
- Great Position Close To Town & Amenities
- Offered Vacant With No Upper Chain
- Ground Floor Hall & Utility Room
- Lounge/Dining Room & Fitted Kitchen
- Two Double Bedrooms To The Upper Floors
- Modern Bathroom & Ensuite Shower Room
- Suitable For First-Time Buyers Or Professional Couples
- Private Parking & Shared Garden Space
- Close To Shops & Bus & Rail Services



Ground floor maisonette style property situated in the historic converted Trinity Church to the edge of the town centre of Ulverston. Accommodation over three floors which is perfect for a range of buyers from the first-time purchaser to professional couple or contractor. Offered vacant having no upper chain and providing comfortable accommodation comprising of entrance hall, cloakroom/utility, L-shaped lounge/dining room and kitchen with appliances to the ground floor with a double bedroom with dressing room/study and modern bathroom plus further double bedroom & ensuite shower room over to upper floors. Benefiting from a dedicated parking space along with visitors spaces and communal gardens and grounds with drying areas. Situated within walking distance of the town centre and comprehensive amenities along with the nearby M&S and Aldi stores. There is also easy access to the railway station and bus station. This is a great opportunity in a lovely building and situation with early inspection invited.

Accessed by way of a communal entry door to the entrance lobby with separate door giving access to the ground floor hall of the building. Situated the end of the hall is access to a communal bike storage area and the apartment.

#### **ENTRANCE HALL**

Inset lights to ceiling, integrated smoke alarm and doors to lounge and utility/cloakroom with stairs to the side to first floor.

#### **UTILITY ROOM**

*4' 11" x 4' 7" (1.51m x 1.42 m)*

Space and plumbing for washing machine, electric circuit breaker point and extractor fan.

#### **LOUNGE/DINER**

*13' 11" x 8' 10" (4.25 m x 2.70m) widest points*

L-shaped room offering lounge area with window to side, deeper sill over looking the communal gardens, A590 trunk road and beyond. Electric storage heater, door to under-stair store, inset lights to ceiling and open access to:

#### **DINING AREA**

*7' 4" x 6' 0" (2.24m x 1.83m)*

Smoke alarm, power socket and open access to kitchen.

#### **KITCHEN**

*6' 2" x 7' 7" (1.88m x 2.31m)*

Fitted with a modern range of base, wall and drawer units with white decor panels, modern metallic bar handles and patterned dark grey work surface incorporating stainless-steel sink with mixer tap. Integrated fridge, dishwasher, electric hob with cooker hood above and oven below. Feature arched window looking towards the grounds and electric storage heater.

#### **FIRST FLOOR LANDING**

Access to a bedroom, dressing room/study and bathroom.

#### **BEDROOM**

*11' 4" x 14' 9" (3.46m x 4.51m) widest point*

Lovely light room with windows to two sides with the main full length window offering an aspect over the grounds towards the A590 trunk road and town beyond and electric panel heater.

#### **DRESSING ROOM/STUDY**

*4' 8" x 5' 8" (1.42m x 1.73m)*

Offering versatility for either a dressing room or study dependant on buyers requirements.

#### **BATHROOM**

*5' 10" x 8' 0" (1.80m x 2.45m)*

Fitted with a modern three-piece suite in white comprising of panelled bath with glazed shower screen and shower over with fixed rain head and flexi-track spray, pedestal wash hand basin with mixer tap and low level, dual flush WC. Grey stone pattern tile to the surrounds, extractor fan, slate shaded tile to floor and electric ladder style towel radiator.

#### **SECOND FLOOR LANDING**

Fire exit door giving access to the upper communal landing and door to airing cupboard housing factory insulated hot water storage tank with timer control clock and ample space for storage or shelving if required. Further door opens to the secondary bedroom.

#### **BEDROOM**

*11' 4" x 14' 9" (3.46m x 4.51 m) widest points*

Further double room with two feature arched windows and door to ensuite shower room.

### ENSUITE

6' 1" x 5' 7" (1.85m x 1.7m)

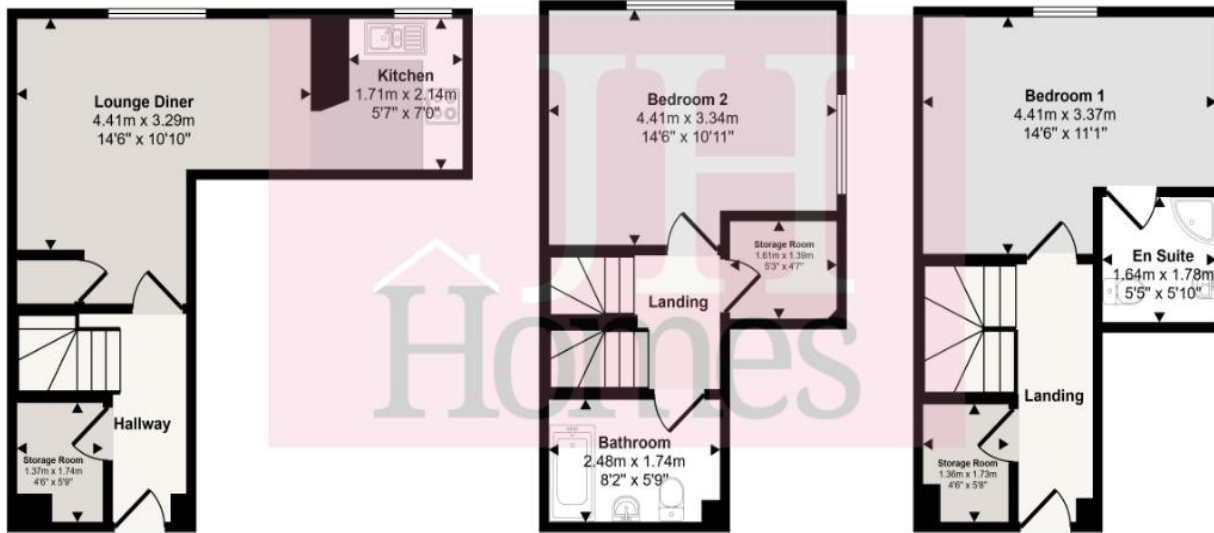
Fitted with a three-piece suite in white comprising of quadrant shower cubicle with electric shower, pedestal wash hand basin and low level, dual flush WC. Tiled walls in a grey stone effect pattern with matching tiling to half the remaining walls, slate shaded tiling to floor, extractor fan and electric chrome ladder style towel radiator.

### EXTERIOR

Communal garden areas surround the building with drying areas, to front of the building and adjacent to the entrance is a substantial area with the beautiful church windows and an area for storing bikes. Complete with private parking bay and visitors parking spaces.



Approx Gross Internal Area  
81 sq m / 870 sq ft



Ground Floor  
Approx 28 sq m / 298 sq ft

First Floor  
Approx 26 sq m / 284 sq ft

Second Floor  
Approx 27 sq m / 288 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: B  
LOCAL AUTHORITY: Westmorland and Furness Council  
SERVICES: Main drainage, water and electric

**DIRECTIONS:**

On foot, from our offices on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street. At the pelican crossing with the A590, cross over and turn right up the hill, within a short while you will come to the gates of Trinity Court on your left hand side. The property can be found by using the following "What Three Words" <https://w3w.co/pairings.trade.buildings>

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

