



JH
Homes

£195,000

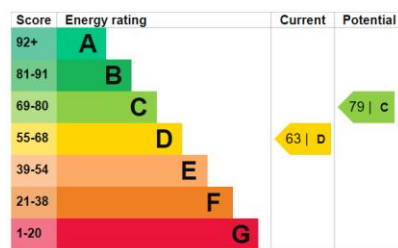


DIRECTIONS

From the offices of JH Homes on foot, walk up New Market Street up to the Coronation Hall and then cross the A590 at the pedestrian crossing onto Victoria Street. Turn left down Lightburn Road then Right into Brogden Street. Turn Left down into Oxford Street and No 34 is towards the bottom on the right.

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX BANDING: B
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains services include electric, water, drainage and gas.



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.

JH
Homes



2



2



1

34 Oxford Street, Ulverston,
 Cumbria, LA12 0AZ

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Fantastic traditional mid terraced house in this ever popular location close to the town centre. Having been much improved by the current owners and offering a stunning home ready for early occupation, benefiting from a rear yard with decked seating area, high standard of presentation, gas central heating system and PVC double glazing as well as modern bathroom and kitchen. Comprising of entrance hallway, living room and dining room, fitted kitchen, two bedrooms and four piece family bathroom. In all an excellent home that would be suitable for a range of buyers with its convenient location offering easy access to the town centre and comprehensive amenities. A lovely home with early viewing highly recommended.



Accessed through a feature uPVC double glazed door with leaded and pattern glass panes that opens into:

ENTRANCE HALL

Traditional coving, moulding features, stripped wood flooring, radiator and power socket. Staircase leading to the first floor and glazed door connecting into the dining room, which then has open access to the living room.

LOUNGE

12' 0" x 10' 4" (3.66m x 3.17m)
UPVC double glazed window to the front elevation with fitted blind. Recess for a wood burning stove with wooden mantel shelf above and slate hearth. Alcove shelving, striped wood flooring, radiator and open access to the adjacent dining room.

DINING ROOM

12' 0" x 10' 10" (3.68m x 3.32m)
UPVC double glazed window to the rear with fitted blind. Radiator, power points and ceiling light point with shelving to the alcove. Glazed door opening directly to the kitchen.

KITCHEN

13' 7" x 8' 0" (4.15m x 2.44m)
Fitted with a range of attractive modern base, wall and drawer units with modern metallic handles and worktop over. Inset stainless-steel bowl and half sink unit with mixer tap, tiling to splashbacks and gas hob with cooker hood over and below electric fan assisted oven. Built-in dishwasher, integrated washing machine and space for fridge freezer. Radiator, open access to a useful under stairs store, Velux double glazed rooflight, two uPVC double glazed windows to the side and rear elevation and half-glazed PVC double glazed door accessing the yard.

FIRST FLOOR LANDING

White painted handrail and turn at the three-quarter landing with access to the bathroom and staircase continuing to the main landing. The main landing has white painted banister rails and spindles. Traditional pine doors provide access to both bedrooms, access to loft with drop down ladder.

BEDROOM

13' 0" x 12' 0" (3.98m x 3.66m)
Double room with radiator and two sets of wardrobes at either side of the chimney breast alcoves with wood grain and white painted finish offering hanging rails, shelving and upper storage locker. TV wall mount point and two uPVC double glazed windows to the front elevation.



BEDROOM

12' 0" x 7' 2" (3.68m x 2.20m) widest point
UPVC double glazed tilt and turn window to the rear elevation. Shelving to alcove and double doors to a built-in wardrobe with the hanging rail and shelving, with an upper storage locker. Radiator, power point and offering spacious single or small double room.

BATHROOM

8' 9" x 7' 2" (2.69m x 2.20m)
Modern four piece suite in white comprising of shaped bath with mixer tap, glazed shower cubicle with thermostatic shower, flexi-track spray and fixed rain head attachment, WC with the concealed cistern and push button flush and wash hand basin with mixer tap inset to vanity unit with storage cupboard under. Tiled with the with an oblong brick shape tile in a grey finish, double louvre doors provide access to the boiler cupboard which houses the Vaillant gas combi boiler for heating and hot water systems and shelving space to the sides. Chrome ladder style towel radiator, Xpelair extractor, wood grain effect vinyl flooring and uPVC double glazed window with patterned glass pane.

EXTERIOR

To the rear of the property is an excellent enclosed rear courtyard garden which is flagged with an attractive decked seating area. Freshly rendered and painted walls and door to the rear service lane. Included is a storage shed suitable for bicycles etc and outside water tap.

