



DIRECTIONS

Head north on New Market St towards Market St, turn right onto Market St to the bottom at Tank Square. Take the 3rd exit onto The Ellers/A5087, turn right onto Chapel St, turn left onto Argyle St, destination will be on the left.

The property can be found by using the following approximate "What Three Words" <https://w3w///polished.recur.digs>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

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

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5 Argyle Street, Ulverston,
Cumbria, LA12 0BD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Situated in a historically significant location, next door to the birthplace of comedy legend Stan Laurel, this spacious and well presented two bedroom traditional home offers a unique blend of period features and modern comfort. Benefitting from gas central heating system and double glazing with the accommodation comprising of vestibule, generous size lounge/diner, archway to kitchen to the ground floor with two bedrooms and a quality four piece bathroom suite to the first floor with additional stairs to a loft room. To the rear is a yard with timber outbuilding that has power and light. Viewing is recommended.



PVC door opens to vestibule

ENTRANCE VESTIBULE
Door to lounge.

LOUNGE
13' 11" x 14' 3" (4.24m x 4.34m)
Bay window to front, bespoke shelving, wood panelling, coved ceiling, overhead lighting and power points. Open access to dining room.

DINING ROOM
12' 8" x 10' 8" (3.86m x 3.25m)
Recessed chimney breast housing free standing stove, tiled hearth and exposed mantle over, overhead lighting, power points, radiator and open access to kitchen.

KITCHEN
14' 5" x 6' 10" (4.39m x 2.08m)
Fitted with a range of base, wall and drawer units with work surface over incorporating sink and drainer. Integrated cooker range with stainless steel back and cooker hood over, Space and plumbing for washing machine and space for dishwasher, uPVC double glazed window to side, overhead light and power points.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Stairs to loft room.

BEDROOM
11' 1" x 14' 2" (3.38m x 4.32m)
Spacious double room situated to the front of the property with uPVC double glazed window, overhead light, radiator and power points. Built in cupboard over the stairwell.



BEDROOM
12' 8" x 8' 7" (3.86m x 2.62m)
Built in cupboard housing boiler for the hot water and heating system, double glazed window to rear, overhead light, power points and radiator.

BATHROOM
10' 2" x 6' 8" (3.1m x 2.03m)
Quality four piece bathroom comprises of free standing bath, separate shower cubicle, wash hand basin within vanity unit and WC. Wall mounted heated towel rail, inset lighting, speaker and double glazed window to side.

ATTIC ROOM
14' 3" x 11' 0" (4.34m x 3.35m)
Velux window, radiator and light.

EXTERIOR
Enclosed yard to rear. Timber outbuilding with power and light.

