

37 ARGYLE STREET, ULVERSTON, LA12 0BD

£185,000

FEATURES

- Modern End Terraced Home
- Convenient Location Close To Town
- Offered Vacant With No Upper Chain
- Potential for Modernisation
- Lounge & Kitchen/Diner
- Conservatory & Patio Garden Space
- Two Bedrooms & Shower Room
- Perfect For A Range Of Buyers





1 | 1 | 2 | Off Road Parking

Situated in this most convenient location offering easy access to the town centre and amenities, this mid terraced home of modern design is considered ideal for a range of buyers including the first-time purchaser. The property is vacant having no upper chain and offers excellent potential that will be appreciated upon inspection, with early internal viewing invited through the office of JH Homes.

Situated in this most convenient location offering easy access to the town centre and amenities, this mid terraced home of modern design is considered ideal for a range of buyers including the first-time purchaser. Whilst offering potential for modernisation and personalisation it offers a gas central heating system and uPVC double glazing. The accommodation comprises of an entrance hall, lounge, kitchen/diner, conservatory, two bedrooms and shower room. In addition, there is a sunny enclosed rear yard area which also has double gates to provide parking if required. The property is vacant having no upper chain and offers excellent potential that will be appreciated upon inspection, with early internal viewing invited through the office of JH Homes.

The property is accessed through a PVC mahogany shaded door with double glazed central panes. Opening into:

ENTRANCE HALL

Radiator, high-level is a circuit breaker control point, and stairs to the first floor with a handrail, currently fitted with a stair-lift.

LOUNGE

15' 0" x 14' 6" (4.58m x 4.42m) Max

Well-proportioned room with light white décor, coving to the ceiling and a uPVC double glazed box bay window to the front with blind. Central fireplace with a dark wood surround and displays, living coal flame effect fire, inset lights to the ceiling and an open under stairs area with low door to a store cupboard. Bifold door opening into:

KITCHEN/DINER

7' 1" x 14' 6" (2.18m x 4.42m)

Fitted with a range of base, wall and drawer units with light pattern worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. Gas hob with cooker hood above, low-level oven, space for a fridge/freezer, plus wall mounted gas boiler for the heating and hot water systems. There is also a recess and plumbing for a washing machine, wood panelling to the ceiling with inset lights and a uPVC double glazed window with blind looking into the rear yard. The dining area has a double radiator, and a set of double-glazed sliding doors to:

CONSERVATORY

7' 10" x 7' 10" (2.40m x 2.40 m)

Useful room with wood frame construction and

aluminium sliding patio doors, double glazed windows, polycarbonate style roof and blinds to the sides and front.

FIRST FLOOR LANDING

From the entrance hall the staircase leads to the first-floor landing. There is an access point the loft with a drop-down ladder, plus doors to the bedrooms and shower room.

BEDROOM

11' 3" x 14' 6" (3.43m x 4.43 m) Max

Spacious double bedroom to the front of the property with two uPVC double glazed windows with blinds. Radiator, neutral decor with a mid-wall border and a door to an over-stairs storage cupboard with shelving.

BEDROOM

11' 0" x 7' 9" (3.36m x 2.37m)

Situated to the rear of the property with uPVC double glazed window and blind, radiator and light neutral decor with a mid-wall border.

SHOWER ROOM

Shower cubicle with glazed screen, modern wall









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: Add text here
PLEASE NOTE: Add text here

DIRECTIONS:
From the office of JH Homes, head down Market Street to the bottom and at Tank Square take the third exit onto The Ellers/A5087, turn next right onto Chapel Street, then left into Argyle Street. Proceed along the street with the school on the



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.