

**DIRECTIONS**

Proceeding from the office of JH homes continue down the cobbled Market Street at the roundabout take the 1st exit onto Brewery Street which after the pedestrian crossing becomes Fountain Street. Continue along Fountain Street where you will find Becksid Court on the right before the next pedestrian crossing.

Proceeding on foot from our office continue through the ginnel to the sides of Greggs follow to the left and then turn right and walking diagonally across Buxton Place Car Park at the bottom entrance you will appear on to Fountain Street. Turn right and the entrance to Becksid Court can be found on the right.

The property can be found by using the following "What3Words" <https://w3w.co/sharpened.awaiting.small.est>

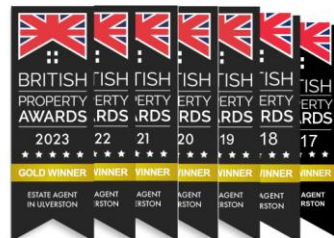
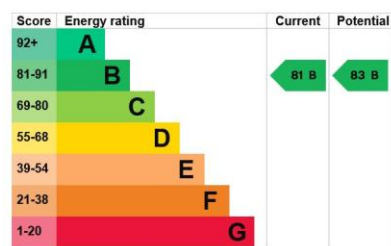
**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains Electric, Water & 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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6 Becksid Court, Fountain Street,  
Ulverston, LA12 7EA

For more information call **01229 445004**

2 New Market Street  
Ulverston  
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Well appointed first floor apartment on Fountain Street, backing onto the Buxton Place car park. This lovely apartment is extremely well presented throughout with fresh décor, modern kitchen, uPVC double glazing and electric heating. Offering comfortable accommodation suited for a range of buyers, including the first-time purchase or those wishing to downsize or even the rental investor. Comprising of private ground floor entrance door with staircase to the first floor, lounge with useful storage cupboard, kitchen, inner hall, two bedrooms and bathroom. Offered vacant with no chain and with it's excellent convenient town centre location making it an appealing property with early viewings both invited and recommended.



Accessed through a modern composite front door opening directly to a vestibule area with the staircase leading to first floor. Wooden handrail and to the top there are coat hooks and access to the lounge.

#### LOUNGE/DINER

10' 9" x 13' 7" (3.28m x 4.14m)

UPVC double glazed window looking down to the courtyard, modern electric storage heater to the side of the room, glazed door to the inner hall and matching set of double doors to kitchen. Walk-in storage cupboard with light, shelving and further coat hooks. Door to an over stair airing cupboard with hot water storage tank and immersion heater.

#### KITCHEN

5' 5" x 10' 3" (1.65m x 3.12m)

Fitted with a modern range of base, wall and drawer units with light wood grain effect work surface and matching up stand incorporating sink and drainer with mixer tap. Recess and plumbing for washing machine, space for freestanding fridge freezer and integrated New World electric hob with dark grey splashback, cooker hood over and low level oven below. Complementary splash back tiling and vinyl flooring.

#### HALL

Night storage heater and doors to two bedrooms and bathroom.

#### BEDROOM

9' 7" x 12' 0" (2.92m x 3.66m) widest points

Double room with uPVC double glazed window and fitted blind to rear, offering a pleasant outlook over the car park with the town beyond including the clocktower. Storage heater, neutral décor, electric light & power.



#### BEDROOM

9' 7" x 8' 2" (2.92m x 2.49m)

Single room or smaller double with uPVC double glazed window to rear again with fitted blind and offering a similar aspect to the rear, electric panel heater, light neutral décor, electric light and power.

#### BATHROOM

5' 5" x 6' 4" (1.65m x 1.93m)

Fitted with a three piece suite comprising of panelled bath with shower rail and over bath Triton electric shower, WC and pedestal wash hand basin. Towel rail, electric fan heater to wall, full tiling to walls, vinyl flooring and extractor fan to ceiling.

#### EXTERIOR

Accessed by a communal gateway to the front courtyard yard area with raised beds. The courtyard is brick set and gives access to the front doors of all properties. Storage cupboard for bin store etc belonging to the property within the courtyard.

