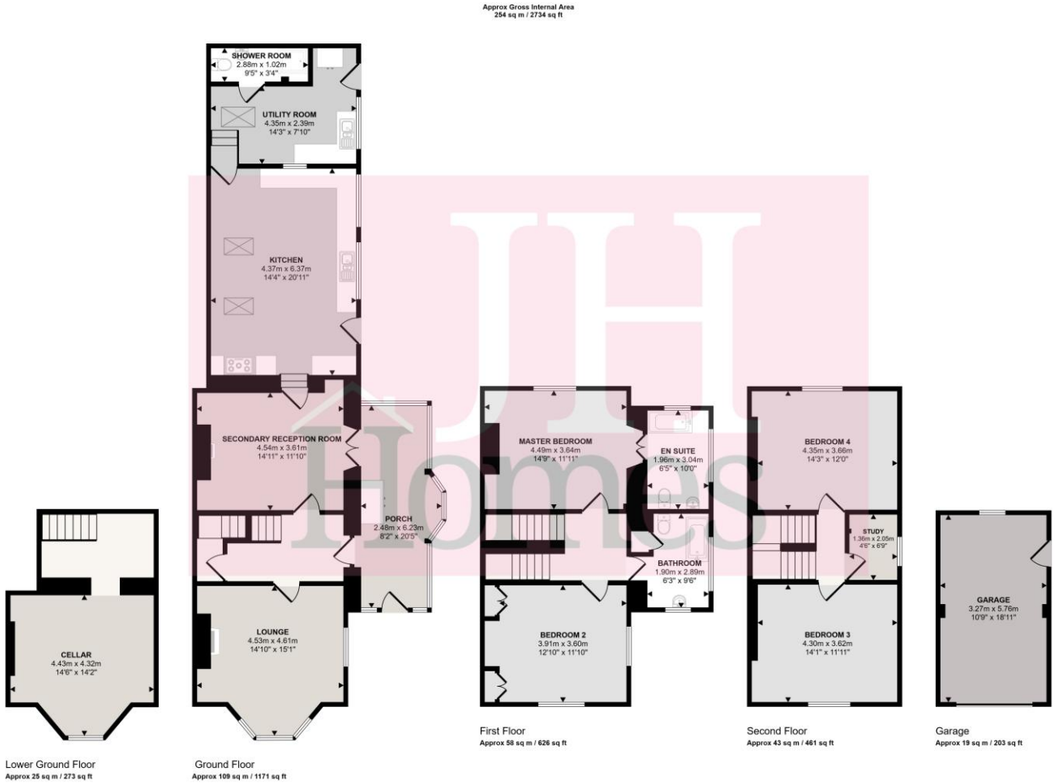






Estate Agency Act 1979

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

£525,000



2 | 4 | 3 | GARAGE

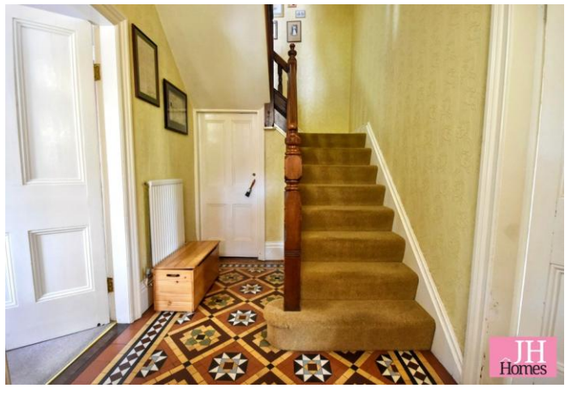
51 Lightburn Road, Ulverston, LA12 0BX

For more information call **01229 445004**

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

Fabulous extended traditional Victorian four bedroom, four storey end of terrace situated in a convenient location offering easy access to the town centre and amenities. Complementing this home is a well established, enclosed garden area with patio and detached garage. Having been modernised and improved throughout with full double glazing whilst maintaining many original style features including tiled flooring, spindled staircases, cornicing, picture rails and fireplace to lounge. Offering spacious comfortable family accommodation which comprises of a spacious entrance porch/sun room, hallway, Bay windowed lounge, dining room, modern fitted kitchen/diner, utility room, shower room and two cellar rooms to the ground floor with four bedrooms, master with ensuite, family bathroom and study over two upper floors. This is an excellent home that will be fully appreciated upon internal inspection and will suite a range of buyers whilst also being within walking distance is local amenities, shops, schools, bus routes, train station and town centre.







DIRECTIONS

From County Square, continue straight over the A590 traffic lights into Victoria Road. Take your first right into Lightburn Road where the property can be found on the left hand side.

The property can be found by using the following ''What Three Words''
https://w3w.co/wedding.rushed.assembles

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

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















Accessed through a wooden door with glazed inserts into:

PORCH/SUN ROOM
Double glazed windows to garden area, tiled flooring, door to lounge and door to:

HALL
Door to lounge, dining room and stairs to first floor.

LOUNGE
15' 1" x 14' 10" (4.6m x 4.52m)
Double glazed window to front, double glazed window to side, original style cast iron fire place with tiled plinth and pine-stained surround, cornicing to ceiling, radiator and wooden flooring. Archway to:

SECONDARY RECEPTION ROOM
11' 10" x 14' 11" (3.61m x 4.55m)
Cornicing, picture rail, gas fire and double doors to the porch/sun room. Door to:

FAMILY KITCHEN
14' 4" x 20' 10" (4.37m x 6.37m)
Fitted with a good range of farmhouse style base and drawer units with granite effect worktop over incorporating twin bowl sink with inset drainer, wooden handles and contrasting splash backs. Integrated Aga range cooker, space for fridge and radiator. External door to patio, door and steps down to:

UTILITY ROOM
7' 10" x 14' 3" (2.39m x 4.34m) widest points
Fitted with single base unit, double base unit and corner base unit with complementary worktop over. Broom cupboard, space for chest freezer and wall mounted combination boiler for the hot water and heating system. External door to patio and door to:

SHOWER ROOM
Three piece suite comprising of WC, wash hand basin and shower cubicle. Splash back tiling, heated towel rail and extractor fan.



LOWER GROUND FLOOR
Stairs down from the hallway and open to:

CELLAR
14' 2" x 14' 6" (4.32m x 4.42m)
Meat slab, light, power.

FIRST FLOOR LANDING
Access to two bedrooms and bathroom and further stairs to second floor.

MASTER BEDROOM
11' 11" x 14' 9" (3.63m x 4.5m)
Double room with radiator and double glazed window to rear and door to:

EN-SUITE
Three piece suite comprising WC, wash hand basin and bath. Splash back tiling and radiator.

BEDROOM
12' 10" x 11' 10" (3.91m x 3.61m)
Double room with two double glazed windows to front and side, alcove wardrobes with overhead storage and radiator.

BATHROOM
9' 6" x 6' 3" (2.9m x 1.91m)
Three piece suite comprising of WC, wash hand vanity basin and bath. Storage cupboard, splash back tiling, heated towel rail and two double glazed windows to front and side.

SECOND FLOOR LANDING
Access to two further bedrooms and a study.

BEDROOM
14' 1" x 11' 11" (4.29m x 3.63m)
Double room with radiator and double glazed window to front.

BEDROOM
12' 0" x 14' 3" (3.66m x 4.34m)
Further double room with radiator and double glazed window to rear.

STUDY
6' 9" x 4' 6" (2.06m x 1.37m)
Double glazed window to side and shelving.

EXTERIOR
Gated access from Lightburn Road to front forecourt with access leading to the front door. Patio, garden and garage with access from patio/yard area to rear service lane. The gardens are enclosed and well established with a pond and summer house.

GARAGE
18' 11" x 10' 9" (5.77m x 3.28m)
Detached with an up and over door to the rear service lane, light and power.