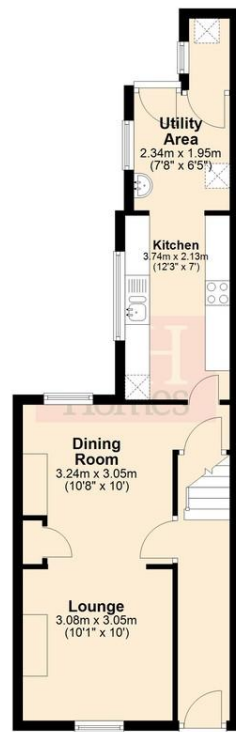


Ground Floor
Approx. 41.3 sq. metres (444.2 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

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 Road. Turn left into Lightburn Road and at the crossroads with Chapel Street turn right where you will find the property on your left hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/rave.trembles.product>

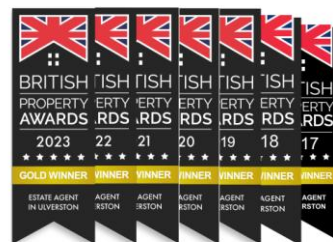
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, gas, electric, water 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.



£220,000



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**8 Chapel Street,
Ulverston, LA12 0BA**

For more information call **01229 445004**

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

Traditional style mid terrace home situated within short walking distance from the popular Ulverston town. The property has been well maintained by the current vendor and has modern fitments and décor, gas central heating system and uPVC double glazing throughout. Comprising of entrance hallway, lounge with wood burning stove open to dining room, modern kitchen and utility to the ground floor with two bedrooms and family shower room to the first floor. Complete with rear yard. Ideal home for a young family with internal viewing strongly recommended.



Accessed through a PVC door into:

ENTRANCE HALLWAY

Door to:

LOUNGE

10' 0" x 10' 1" (3.05m x 3.07m)

Wood burning stove set to slate tiled hearth with wooden mantle over, cornicing to ceiling, shelving to alcove and radiator. UPVC double glazed bay window to front and open to:

DINING ROOM

10' 0" x 10' 8" (3.05m x 3.25m)

UPVC double glazed window to rear, radiator, alcove cupboard and under stairs storage cupboard. Door into:

KITCHEN

12' 3" x 7' 0" (3.73m x 2.13m)

Fitted with a good range of base, wall and drawer units with wooden style work tops over incorporating one and a half bowl sink and drainer with mixer tap, chrome handles and matching splash backs. Integrated electric double oven and hob with cooker hood over and integrated dishwasher. UPVC double glazed window to side and open to:

UTILITY ROOM

7' 8" x 6' 5" (2.34m x 1.96m)

Space for dryer, shelving, uPVC double glazed window to side and external PVC door to yard. Door to:

STORE

Space and plumbing for washing machine and uPVC double glazed window to side.



FIRST FLOOR LANDING

Access to two bedrooms and a shower room.

BEDROOM

10' 1" x 13' 9" (3.07m x 4.19m)

Double room with laminate flooring, radiator and uPVC double glazed windows to front.

BEDROOM

10' 10" x 8' 10" (3.3m x 2.69m)

UPVC double glazed window to rear aspect, original style cast iron fireplace and radiator.

SHOWER ROOM

Luxury three piece suite comprising of WC, wash hand vanity basin and shower cubicle. Heated towel rail, tiling, storage cupboard housing combination boiler for the hot water and heating system and uPVC double glazed window to rear.

EXTERIOR

Pleasant flagged yard to rear with access to service lane.

