

FREEHOLD

8 CAVENDISH STREET, ULVERSTON, LA12 7AD

£240,000

FEATURES

- Stylish Presented Traditional Town House
- Free Flowing Accommodation
- Ready To Walk Into Condition
- GCH System & Double Glazing
- Modern Kitchen & Bathrooms
- Three Bedrooms
- Close To Ulverston Town Centre
- Courtyard Seating Area To Enjoy At The End Of A Busy Day
- Permit Parking
- Viewing Essential To Appreciate This Beautiful Home





2 1 3 On Road Parking

Stylish presented three bedroom town house with flexible accommodation creating a welcoming ambience. Well appointed through lounge/diner, kitchen with French doors and enclosed low maintenance patio area to the rear make a surprisingly flexible home which has been comprehensively developed by a reputable builder over the years. Upgrades include replacement windows and doors, floors, under floor heating, plaster work, new roof, central heating system, rewiring, sleek modern kitchen units and bathrooms. Comprising of lounge/diner and separate kitchen with two bedrooms and bathroom to the first floor plus a further set of stairs lead to a second floor with master bedroom and en suite facility. Situated just off the main hustle and bustle of Ulverston's town, you are perfectly located to visit one of the many tearooms. Taking all of this into account there really isn't a reason not to view. The property will appeal to a wide range of buyers looking to get onto the property ladder or an investor looking for a strong yield.

Entered through a composite, grey door with feature leaded pane insert into:

LOUNGE/DINER

23' 3" x 10' 11" (7.09m x 3.33m)

Lovely, proportioned room with the focal point being a recess into the chimney breast with slate hearth and shelving. Fitted out with wood grain effect tiling, underfloor heating, two ceiling light points and uPVC double glazed window facing the front with fitted blind. Carpeted stairs lead to the first floor with the corner of the room having a wooden door to an alcove cupboard and further matching door provides access to an under stairs storage. Access through to the kitchen.

KITCHEN

10' 0" x 5' 10" (3.05m x 1.78m)

Sleek modern base, wall and drawer units with grey light woodgrain effect décor panel, metallic handles and complimentary light grey work surfacing incorporating stainless steel sink with mixer tap. Integrated dishwasher, low level electric oven, grill and gas hob with black glass splashback and extractor hood over. Recess space and plumbing connection for washing machine and upright freestanding fridge freezer. Wood grain effect tiling, underfloor heating, LED lighting to ceiling, ample power points, double glazed French doors opening to the rear courtyard and glazed rooflight allowing ample natural daylight.

FIRST FLOOR LANDING

Turn at the three quarter landing where the staircase splits to a main landing area and the bathroom.

BEDROOM

11' 1" x 10' 11" (3.38m x 3.33m)

Double room situated to the front of the property with ceiling light point, power points, radiator and uPVC double glazed window.

BEDROOM

11' 10" x 5' 9" (3.61m x 1.75m)

UPVC double glazed window to rear elevation, ceiling light point, power points and radiator. Currently used as a home office but would make a nice sized single room.

BATHROOM

10' 0" x 5' 9" (3.05m x 1.75m)

Modern white suite comprising of bath with thermostatic fixed shower over with flexi track and fixed rain head, curved glazed screen, wash hand basin inset to vanity unit with mixer tap and low level, dual flush WC. Wall mounted grey modern ladder style towel/radiator, inset LED lighting and uPVC double glazed window.

SECOND FLOOR LANDING

UPVC double glazed window, exposed timbers to ceiling, featured timber display wall, door to master bedroom and en suite facility.

BEDROOM

13' 2" x 10' 11" (4.01m x 3.33m)

Double bedroom with Velux roof light, radiator, power points and door to en suite shower room.

ENSUITE

5' 8" x 5' 9" (1.73m x 1.75m)

Stylish three piece suite comprising of quadrant shower cubicle with chrome finish and thermostatic shower, low level, dual flush WC and wash hand basin inset to vanity unit with storage under. Floor and wall tiling, wall mounted vertical radiator/towel rail, set of high gloss white double doors provide access to storage area housing the Glow worm boiler and Velux double glazed rooflight.

EXTERIOR

To the rear of the property are French doors from the kitchen opening to a rear courtyard seating area with slate flagged flooring and covered storage. Wooden gate and useful storage area ideal for bicycles etc. A perfect space to enjoy at the end of a long day.









Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 28 sq m / 299 sq ft

Second Floor
Approx 22 sq m / 232 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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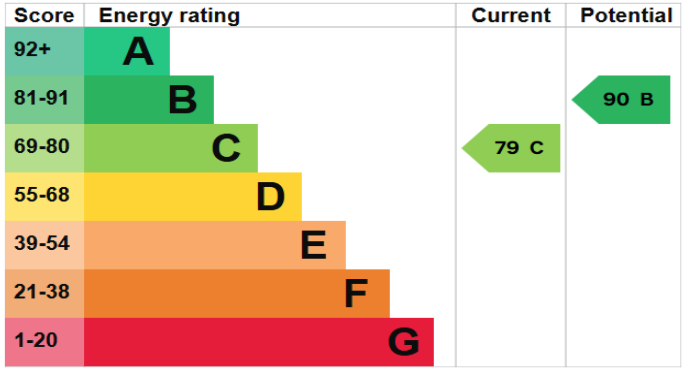
contact@jhhomes.net
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, water, gas and electricity are all connected

DIRECTIONS:

From our office, proceed toward the Coronation Hall, turn second right onto Cavendish Street. Walk toward the top and the property is situated on your left hand side. The property can be found by using the following approximate ''What Three Words'' https://what3words.com///villager.remover.unwind.



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.