

FREEHOLD



12 THE GILL, ULVERSTON, LA12 7BJ

£170,000

FEATURES

Traditional End Terraced House

Located Facing The Historic Gill

GCH System & UPVC Double Glazing

Lounge/Dining Room

Kitchen & Cellar

Two Double Bedrooms

Bathroom & Top Landing/Study Area

Superb Potential For General Modernisation

Offered Vacant With No Upper Chain

Parking To Side & Viewing Invited



Off Road Parking



Traditional three storey terrace property situated in a prominent position on the historic Gill in the heart of Ulverston. Offering vacant possession with no upper chain and spacious accommodation which whilst in need of general modernisation, offers superb potential to make a comfortable home of character in this excellent location. Comprising of lounge/diner, kitchen, cellar, modern bathroom, two bedrooms and study/open landing area to the top floor. Complete with designated parking on a cobbled area to the side of the property, gas fired central heating system and uPVC double glazing. A great opportunity with early viewing invited.

Accessed through PVC front door with double glazed inserts, opening into:

LOUNGE

11' 10" x 10' 4" (3.61m x 3.15m)

UPVC double glazed window to front offering a lovely aspect over the Gill, traditional built-in alcove cupboards, radiator and traditional internal door to stairs and open access to dining area.

DINING ROOM

10' 8" x 8' 11" (3.25m x 2.72m)

UPVC double glazed window to side, radiator and door to kitchen and cellar.

KITCHEN

9' 6" x 7' 3" (2.91 m x 2.21m)

Fitted with an older range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap, tiled splash backs and tiling to floor. Space and point for electric cooker, extractor fan to wall and radiator.

LOWER GROUND FLOOR

CELLAR

10' 4" x 11' 10" (3.15m x 3.61m)

Housing electric meter.

FIRST FLOOR LANDING

Long Westmoreland style window over both upper floors with the landing having access to a bedroom and bathroom. Stairs lead to the second floor.

BEDROOM

11' 11" x 10' 6" (3.63m x 3.2m)

Double room with uPVC double glazed window to front overlooking the historic Gill, older fitted wardrobe, radiator and enclosed former fireplace.

BATHROOM

10' 4" x 6' 5" (3.15m x 1.96m)

Fitted with a three piece suite in white comprising of panelled bath with shower over,

mixer tap fitment and shower rail, pedestal wash hand basin and WC. Tiling to walls, radiator and cupboard to the corner housing the gas boiler for the heating system.

SECOND FLOOR LANDING

9' 3" x 10' 5" (2.82m x 3.18m)

Pine built in shelf cupboard, Fakro skylight and radiator. Door to:

BEDROOM

11' 11" x 10' 10" (3.63m x 3.3m)

Further double room with low level uPVC double glazed window and Fakro double glazed roof light, both offering a pleasant aspect to the Gill. Radiator, light and power points.

EXTERIOR

Front and side of property defined by cobbles and outdoor area with parking provision to side.



Call us on
01229 445004

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, water and electricity are all connected

PLEASE NOTE: The property benefits from a resident parking permit for the designated zones.

DIRECTIONS:

From the office of JH Homes proceed down the cobbled Market Street. At the roundabout take the first exit onto Brewery Street, continue onto Fountain Street. At the end after the crossing, turn left onto King Street and first left towards The Gill, turn second left where you can find the property on your left.

It can also be found by using the following "What Three Words" what3words

<https://w3w.co/arranges.furniture.blaring>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

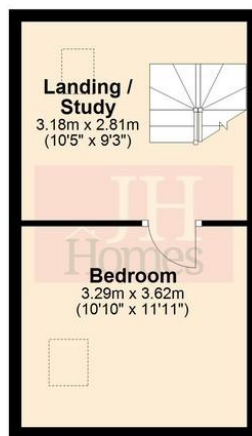
Ground Floor
Approx. 30.2 sq. metres (324.9 sq. feet)



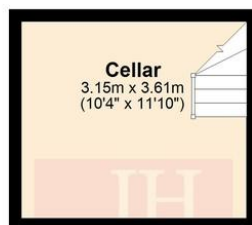
First Floor
Approx. 23.5 sq. metres (253.1 sq. feet)



Second Floor
Approx. 21.2 sq. metres (228.3 sq. feet)



Basement
Approx. 11.4 sq. metres (122.4 sq. feet)



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

