



FREEHOLD

# 16 LIGHTBURN ROAD, ULVERSTON, LA12 0AU

## £240,000

### FEATURES

- Traditional Forecourt Fronted Town House
- Popular Location Close To Town Amenities
- Well Presented Throughout
- Lounge, Dining Room & Fitted Kitchen/Diner
- Double Glazing & Gas Central Heating System
- Three Good Bedrooms & Bathroom
- A Perfect Family Home
- Good Yard to Rear & Excellent Store
- A Great Home Perfect For A Range Of Buyers
- Early Viewing Invited & Recommended



- 1
- 2
- 3
- On Road Parking



An excellent traditional forecourt fronted mid terrace home, situated in this most convenient location close to the town centre of Ulverston and its amenities. The property is well presented throughout and offers a comfortable family home with traditional features retained enhanced with uPVC double glazing, gas fire central heating system and a good standard of presentation. The accommodation comprises of an entrance hall, lounge open to dining room, kitchen/diner, and to the first floor three good bedrooms and a family bathroom. To the rear, an enclosed sunny yard and access to a useful workshop/store. In all a great property suited to a range of buyers including the family purchaser, with viewing recommended and early appointments available through the office of JH Homes .

This lovely townhouse is accessed through an Oak shaded PVC feature door with double glazed and pattern glass upper pane. Opening into:

#### **ENTRANCE HALL**

Attractive entry point to the property with traditional coving to the ceiling and stairs to the end leading to the first floor with wooden newel post handrail and spindles. Wood grain effect flooring, radiator and a door giving access to the dining room and lounge beyond.

#### **LOUNGE**

*13' 3" x 11' 2" (4.04m x 3.4m)*

A lovely traditional room with a uPVC double glazed bay window with fitted blinds, coving to the ceiling and a central fireplace with pine fire surround, tiled inset and heath and a coal flame effect fire. Open archway to the adjacent dining room, radiator and a central ceiling light point.

#### **DINING ROOM**

*12' 7" x 11' 1" (3.84m x 3.38m)*

Spacious with woodgrain flooring and border, light attractive decor with a feature painted chimney

breast and a uPVC double glazed pattern glass window to the rear with a fitted blind. Completer with radiator and traditional door giving access to:

#### **KITCHEN/BREAKFAST ROOM**

*17' 4" x 8' 6" (5.28m x 2.59m)*

Impressive room of good proportions that is comprehensively fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating stainless steel sink with drainer, mixer tap and splash back tiling. There is a dividing island between the kitchen and the breakfast area, and integrated appliances include a double oven and grill, gas hob with stainless steel splashback and modern cooker hood above, recess for a fridge and recess and plumbing for a washing machine. UPVC double glazed window looks to the yard alongside a PVC double glazed effect stable style door. There is a step to the end of the kitchen giving access to the breakfast area with set lights to the ceiling and space for a breakfast table.

#### **FIRST FLOOR LANDING**

Stairs lead to the first floor with traditional, wooden newel post handrail and spindles. There is a half landing with access to the rear landing and the staircase returning to the main area. The rear landing gives access to bedroom three and the bathroom. The main landing has a lovely traditional built-in wall cupboard with double doors, a radiator and an access point to the loft with a drop-down ladder. Traditional panel doors give access to the remaining bedrooms.

#### **BEDROOM**

*10' 11" x 12' 9" (3.33m x 3.89m)*

Double room situated to the front of the property with two uPVC double glazed windows with fitted blinds and a range of wardrobes to one wall with pine decor panels and a central dresser area, offering excellent storage. Complete with a radiator, pleasant decor and a feature paper wall.

#### **BEDROOM**

*12' 8" x 9' 1" (3.86m x 2.77m)*

A further double with modern décor, radiator and uPVC double glazed pattern glass window with blind.

### BEDROOM

6' 11" x 8' 11" (2.11m x 2.72m)

Good sized with a light wood grain effect flooring and green decor to the walls. Shelving, uPVC double glazed window, radiator and ceiling light point.

### BATHROOM

Fitted with a modern three-piece suite in white comprising of a WC with push button flush, pedestal wash hand basin and panel bath with glazed shower screen and over bath shower. Tiling around the shower area and half tiling to the remaining walls, uPVC double glazed pattern glass window with blind and wood grain flooring. A pleasant modern bathroom complete with radiator and central ceiling light point.

### EXTERIOR

To the front of the property a forecourt with a path to the door and a flagged area. To the rear, an enclosed yard of good proportions with sunny aspects. Door to rear service lane and door to a useful store/workshop

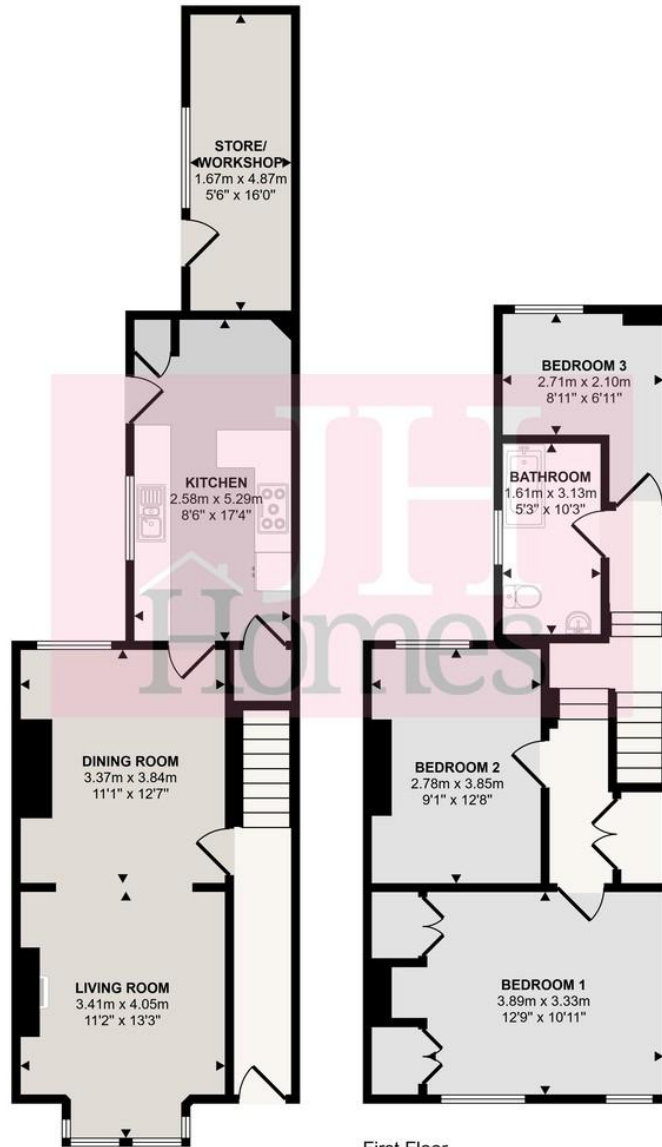
### STORE/WORKSHOP

16' 0" x 5' 6" (4.88m x 1.68m)

A good area of storage with a window, electric light and power.



Approx Gross Internal Area  
107 sq m / 1153 sq ft



Ground Floor  
Approx 56 sq m / 607 sq ft

First Floor  
Approx 51 sq m / 546 sq ft

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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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

From the office of JH Homes proceed down the cobbled Market Street. At the end go round the roundabout and take the third turn onto the Ellers. Take the first right by the Funeral Directors, continue straight at the junction and then first right onto Lightburn Road. The property can be found by using the following "What Three Words" ///hours.claim.apprehend

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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.

