

FREEHOLD



77 THE ELLERS, ULVERSTON, LA12 0AQ

£220,000

FEATURES

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| Charming Cottage Property | Three Double Bedrooms |
| Excellent Location Close To Town | Four Piece Bathroom |
| Deceptive Well Presented Accommodation | Lovely Enclosed Garden To Rear |
| Lounge & Dining Room | End Of Chain Property |
| Kitchen & Utility/Study & Side Hall | Great Home That Should Be Viewed |



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On Road
Parking



Lovely double fronted cottage property situated in this popular and convenient location that offers level access to Ulverston and its comprehensive amenities. Well presented throughout and has the advantage of a delightful garden area to the rear and comprises of lounge with stove, dining room open to the kitchen, utility room, side hall, three double bedrooms and family bathroom. Complete with gas fired central heating system, uPVC double glazing and we feel this lovely cottage property will be of interest to a wide range of buyers including the family buyer and may also be suitable to the second home purchaser. An excellent opportunity with early internal inspection invited and recommended.

Accessed through a PVC front door with leaded feature of pane opening directly into:

LOUNGE

17' 10" x 11' 2" (5.44m x 3.4m)

Two uPVC double glazed windows to the front with blinds and leaded opening upper panes, recessed fireplace with stove, radiator, two ceiling light points and cupboard under the window with the gas and electric meters. Open to:

DINING ROOM

10' 5" x 7' 5" (3.18m x 2.27m)

Radiator, two wall light points and ceiling light point. Door to useful under stairs store and access to stairs. Open to:

KITCHEN

10' 1" x 9' 11" (3.09m x 3.04m)

Fitted with a range of older style base, wall and drawer units with work surface over incorporating stainless steel sink with mixer tap, tiling to the splashbacks and windowsills. Built in electric hob with cooker hood over and low level oven. Wall-mounted Worcester gas boiler for the central heating and hot water systems, radiator, two wood framed double glazed windows and part glazed door opening to the rear porch.

UTILITY ROOM/STUDY

10' 4" x 10' 2" (3.15m x 3.1m)

Flagged floor, space and plumbing for washing machine, stainless sink and tile splashback. Door to the side hall.

PORCH

PVC door with glazed insert and single glazed windows to the rear. Tiling to floor with recessed floor mat well and half glazed door to utility room.

FIRST FLOOR LANDING

Access to loft, ceiling light point and access to bedrooms and bathroom.

BEDROOM

10' 7" x 11' 4" (3.23m x 3.45m)

Double room with uPVC double glazed tilt and turn window to rear, offering a lovely aspect down to the rear garden and beyond neighbouring properties directly towards Hoad Hill and Monument. Radiator, power sockets and ceiling light point.

BEDROOM

11' 8" x 10' 9" (3.58m x 3.28m)

Further double room with radiator, striped wood flooring and uPVC double glazed window to front with leaded opening upper pane and fitted blinds.

BEDROOM

11' 8" x 10' 4" (3.56m x 3.15m)

Double room with uPVC double glazed window to front with storage cupboards under and fitted blinds. Striped wood flooring, radiator, ceiling light point and sliding doors to built-in wardrobe with upper storage cupboards.

BATHROOM

10' 7" x 7' 5" (3.23m x 2.26m)

Fitted with a modern four piece suite comprising of bath with mixer tap, wash hand basin with mixer tap inset to vanity unit with cupboards under, WC with push button flush and shower cubicle with thermostatic shower. Modern panelling to wet area's, storage cupboard, inset lighting to ceiling, bathroom cabinet and electric shaver point.

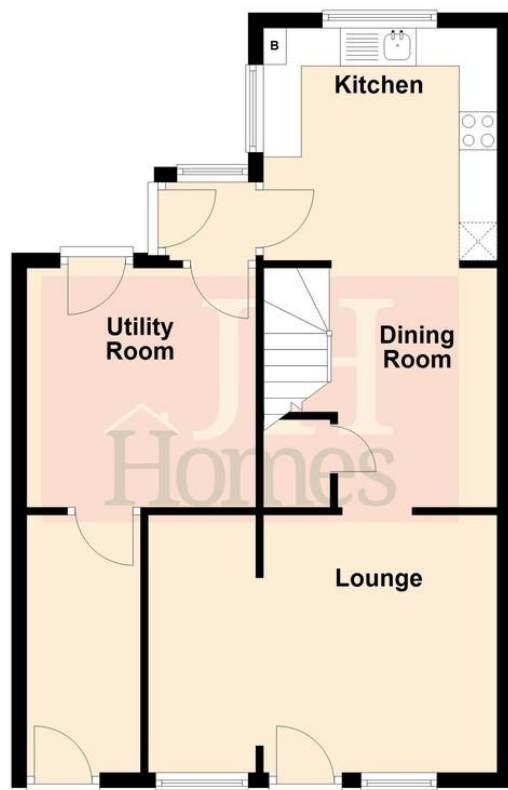
EXTERIOR

To the rear of the property is a lower patio area adjacent to the kitchen and access to steps leading to the garden. The lovely garden has a central flagged path with grass to one side and shrubs and bushes and hedge to the other. Path to a summerhouse and beyond this are two older useful stores.



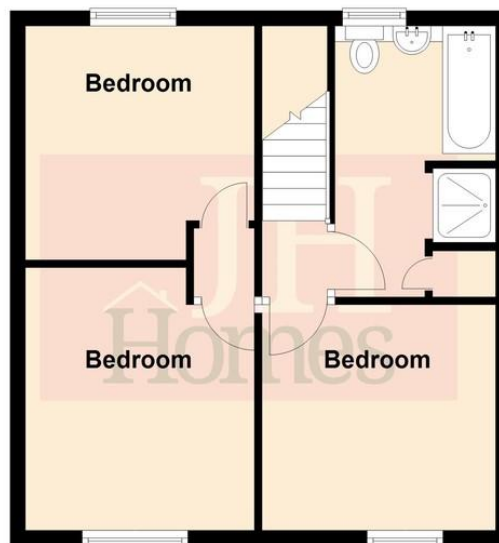
Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

Call us on

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www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the office of JH homes proceed down the Market Street to the roundabout, at the roundabout take the third turning to The Ellers with the Ford Garage on your left-hand side. Continue towards the bottom of the Ellers where the property can be found on the left-hand side just before the junction. The property can be found by using the following 'What Three Words' <https://what3words.com/lamp.intestine.purple>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

