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PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Estate Agency Act 1979

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Ulverston, LA12 0AZ

For more information call 01229 314049

2 New Market Street

Ulverston

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www.jhhomes.net or contact@jhhomes.net

Fantastic traditional mid-terrace home that has been comprehensively renovated restored modernised and extended over recent months and now provides a stunning family home close the heart of Ulverston. Fully appreciated once entered and offers most comfortable accommodation finished to the highest standard. With uPVC double glazing, gas fired central heating and landscaped rear yard providing gated off-road parking as well as a seating area. Comprising of entrance vestibule, hall, sitting room, fantastic kitchen, dining / day room with bifold doors, three good bedrooms, and a fabulous bathroom. Finished and presented to an exceptional standard throughout the property must be viewed to be appreciated and will be suitable for a range of buyers.



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 Street. Turn left down Lightburn Road then Right into Brogden Street. Turn Left down into Oxford Street and No 38 is towards the bottom on the right.

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: B

LOCAL AUTHORITY: South Lakeland District Council

SERVICES: All mains services including, gas, electric, water and drainage.





Accessed through an attractive composite double glazed front door which opens directly into:

ENTRANCE VESTIBULE

Fitted shoe boxes to wall, wood framed glazed door and lovely tiling to the floor with a recessed floor mat well.

ENTRANCE HALL

Continuation of the tiling from the vestibule, radiator and light and attractive décor. To the end of the hall is the staircase leading to the first floor and there are modern wood internal doors offering access to the sitting room and kitchen.

SITTING ROOM

11' 8" x 9' 1" (3.56m x 2.77m)

Attractively presented with a central recessed multi fuel stove on a slate hearth with a feature exposed brick arch lintel. To either side of the fireplace are decorative storage cupboards, display shelving and concealed LED lighting. Picture rail, coving to ceiling, dark grey décor up to the picture rail and then white above. Decorative ceiling rose and pendant, radiator, power and light.

KITCHEN

12' 1" x 10' 4" (3.68m x 3.15m)

Fabulous kitchen comprehensively fitted with a range of base, wall and drawer units with a dark blue décor panel, modern polished handles and complimented with a composite white quartz work surface. Matching central Island and work surface with grooved drainer and recessed stainless steel one and a half bowl sink with mixer tap. The central Island has a breakfast bar area, large AEG induction hob and above is a ceiling island with extracting cooker hood and modern drop pendant lighting. Integrated appliances within the kitchen including Neff double oven and grill, built-in fridge and freezer, AEG washer and dryer and built-in dishwasher all again with matching décor panels. Wall mounted boiler for the hot water and heating system. Larder storage cupboard, Karndean flooring in a parquet effect with border and continues down into the dining area which has open access.

CLOAKROOM

Positioned under the stairs with a toilet and corner mounted wash hand basin and ducted extraction.

DINING ROOM

13' 8" x 7' 8" (4.17m x 2.34m)

Half-glazed roof and set of large bi-fold double glazed doors opening directly to the rear yard and parking bay. Lovely room extending naturally from the kitchen and creating a fabulous dining area and day room. Radiator, feature exposed brick wall, inset lights to the ceiling and ample power sockets.

THREE QUARTER LANDING

Stairs from entrance hall lead to the landing with access to the bathroom.

FIRST FLOOR LANDING

Radiator, modern wooden door opens to an excellent shelved storage cupboard and the staircase then continues to the upper floor. The landing has a vast amount of natural light through the double-glazed window to the upper staircase.

BATHROOM

8' 1" x 6' 8" (2.46m x 2.03m)

Lovely light bathroom with a large Velux double glazed rooflight and uPVC double glazed patterned glass window to the side elevation. Well fitted with an attractive modern four-piece suite comprising of twin ended bath with wall mounted mixer tap, WC, good shower cubicle with thermostatic shower with fixed rain head and flexitrack spray and wash basin sat on a white quartz surface with vanity unit under, two woodgrain fronted draws with wall mounted mixer tap and above this is a circular illuminated mirror. Display shelving perfect for soaps shampoos etc with concealed lighting. Attractive complementary tiling in a light pink tile, herringbone design to the shower and splash back areas. Electric underfloor heating, concealed LED lighting and further recessed display shelves making a lovely feature.

BEDROOM

11' 9" x 13' 5" (3.58m x 4.09m) Two double glazed modern sash windows to the front elevation with fitted wooden Venetian blinds. Lovely double bedroom which is beautifully presented with most attractive décor in an off-white colour to 3 walls and ceiling and a dark green feature wall.

Fitted bedside lights as well as ceiling light point, radiator and ample power sockets as well as provision for a TV to be mounted to the wall with power socket and aerial point.

BEDROOM

12' 1" x 7' 11" (3.68m x 2.41m)

Attractively decorated in a dusky pink to a three-quarter level and then white above into the ceiling. Radiator, ample power sockets and provision for a TV to be mounted to the wall with power socket and aerial point. UPVC double glazed window to the rear.

SECOND FLOOR LANDING

Large uPVC double glazed window.

BEDROOM

14' 11" x 8' 10" (4.55m x 2.69m)

Bright and light with large uPVC double glazed window to the rear with a fitted blind. Inset lights to the ceiling, radiator, power sockets and provision for a wall mounted TV with raised power point and aerial point. Modern wood door providing access to a walk-in wardrobe that is 6ft 3" x 2ft 10" with hanging rails and electric light. A low door opens access to a large eave's storage area. Very spacious child's bedroom would make a further double bedroom if required.

EXTERIOR

To the rear there is an attractive slate flagged rear yard with folding gates to provide parking if required. The lower section has double doors to a storage building ideal for bikes etc the store has electric light and power and cable ready to connect an electric vehicle charging point if required. Patio in front of the bi-fold doors that open to the kitchen.

