

FREEHOLD



22 BYRON STREET,
ULVERSTON,
LA12 9AS

£185,000

FEATURES

Family Sized End Of
Terrace

Extended
Accommodation

Off-Road Parking &
Attached Garage

Gas CH System & UPVC
DG

Two Reception Rooms

Breakfast Room &
Fitted Kitchen

Master Bedroom With
En-Suite

Two Further Bedrooms
& Family Bathroom

Suitable For A Variety
Of Buyers

Early Inspection
Advised



2



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Off Road
Parking



Extended traditional end-of-terraced home, ideally situated within this popular and convenient location. Offering deceptively spacious family accommodation, the property benefits from driveway, attached garage/workshop and useful extension which has created a generous breakfast room and impressive master bedroom with en-suite facilities. Fitted with uPVC double glazing and a gas-fired central heating system with well-proportioned accommodation arranged over two floors. Offered for sale with early vacant possession and no upper chain, the accommodation comprises of entrance hall, lounge, dining room, fitted kitchen, breakfast room and utility room with WC to ground floor with three bedrooms, master with ensuite and family bathroom. Externally, there is a rear yard with access to the rear service lane, which in turn provides access to the property's driveway and attached garage/workshop. The location is particularly convenient, with a local Premier store practically on the doorstep, together with regular bus services providing links towards Barrow Town Centre and Kendal. A range of local amenities and public houses are within easy walking distance, while Ulverston Train Station is also readily accessible. This deceptively spacious extended family home is strongly recommended for early internal viewing to fully appreciate the generous proportions, versatile accommodation and excellent potential on offer.

Entered through a PVC door with glazed inserts into:

LOUNGE

10' 1" x 12' 4" (3.07m x 3.76m)

Charming cast-iron style multi-fuel/wood-burning stove set within a recessed fireplace, uPVC double glazed window, dado rail, coving and ceiling moulding. Feature archway provides access through to the secondary reception room, fitted shelving and storage. Open doorway to:

DINING ROOM

11' 1" x 12' 4" (3.38m x 3.76m)

Wall-mounted gas fire, uPVC double glazed window, coving and dado rail. Arched opening leads through to the adjoining breakfast room, built-in seating area beneath the window and door to understairs storage.

BREAKFAST ROOM

8' 7" x 5' 4" (2.62m x 1.63m)

Wall mounted boiler for the hot water and heating system, uPVC double glazed window to side and PVC double glazed door with matching side panel to rear yard. Open to:

KITCHEN

8' 7" x 5' 11" (2.62m x 1.8m)

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer with mixer tap. Integrated electric oven, electric hob and cooker hood over. Tiled flooring, tiled surround and ceiling light point.

FIRST FLOOR LANDING

Access to three bedrooms.

BEDROOM

10' 0" x 12' 4" (3.05m x 3.76m)

Double room with uPVC double glazed window to front, built-in double wardrobe and ceiling light point.

BEDROOM

10' 1" x 12' 8" (3.07m x 3.86m)

UPVC double glazed window to front, range of built-in wardrobes providing, ceiling light point and door to ensuite.

ENSUITE

Fitted with a curved corner shower enclosure, WC and wash hand basin. Tiling to wet area's, uPVC double glazed window and heated towel rail.

BEDROOM

10' 11" x 12' 4" (3.33m x 3.76m)

Further double room with a good range of fitted storage featuring built-in wardrobes and matching drawer set. UPVC double glazed window and door to:

ENSUITE

Fitted with a traditional suite comprising of panelled bath with mixer taps, WC and wash hand basin. Wood-effect panelled surround, while tiled walls, wall-mounted mirror, vinyl flooring, radiator and frosted window providing natural light and privacy.

EXTERIOR

Externally, the property enjoys a particularly useful driveway with the added benefit of an attached garage/workshop offering excellent storage and practical utility space. Private rear yard, enclosed by walls and with access to the utility room with WC, and to the rear service road, providing convenient vehicular access to the driveway and garage.

GARAGE

16' 0" x 9' 10" (4.88m x 3m)

Metal garage with up and over door, inspection pit, two single glazed windows, light and power.

UTILITY ROOM

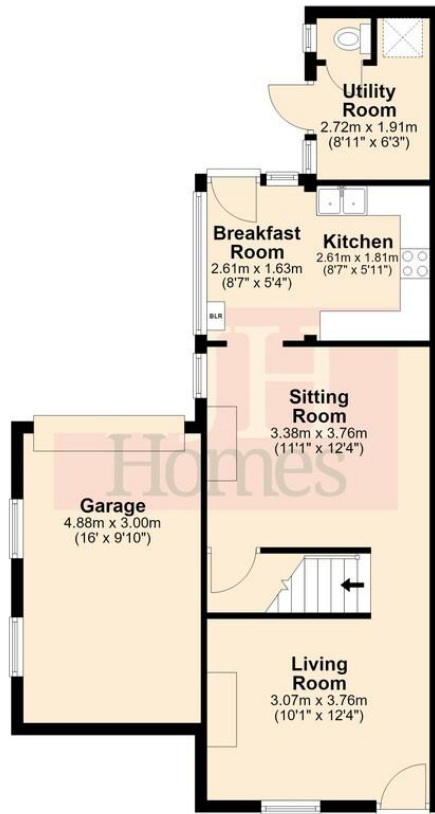
8' 11" x 6' 3" (2.72m x 1.91m)

Wooden utility with single glazed windows to side and door to WC.



Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



First Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains Gas, Electric, Water & Drainage are all connected

DIRECTIONS:

From the central roundabout proceed out of town along the A590 heading towards the Lakes. At the traffic lights turn right onto Quebec Street and after a short distance turn first left onto Devonshire Road. Take the next left onto Tower Street and at the end turn left into back Dale Street and left into Byron Street where the property can be found on your left-hand side. The property can be found by using the following "What Three Words" <https://w3w.co/relief.sits.ecologist>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 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.

