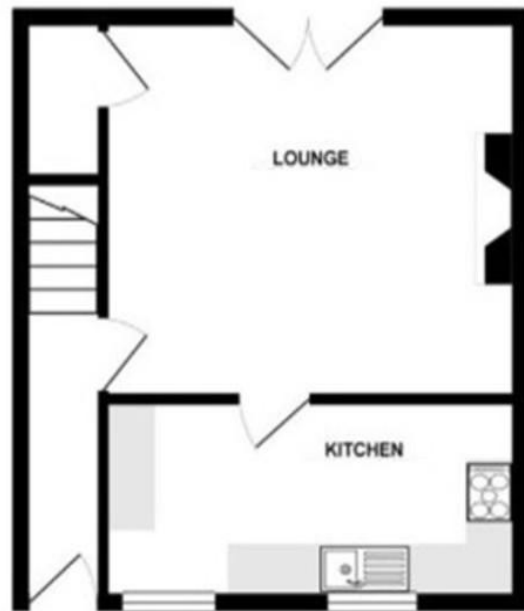
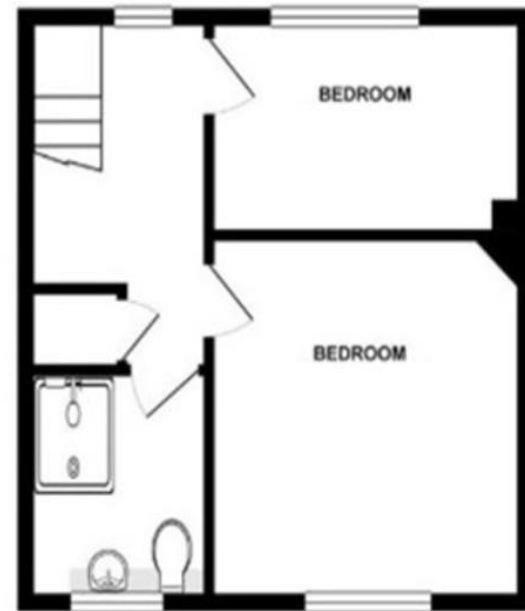


GROUND FLOOR 31.86 sq. m.
(342.94 sq. ft.)



1ST FLOOR 31.86 sq. m.
(342.94 sq. ft.)



TOTAL FLOOR AREA : 63.72 sq. m. (685.88 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Last updated: 02/2019



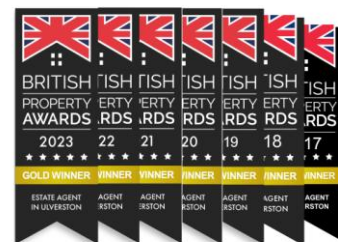
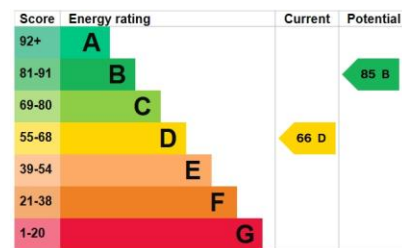
DIRECTIONS

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 bear right onto Edmondson Street which becomes William Street and the property is on your right.

It can also be found by using the following "What Three Words" reference <https://w3w.co/dries.tanks.crest>

GENERAL INFORMATION

TENURE: Freehold
 COUNCIL TAX: A
 LOCAL AUTHORITY: Westmorland & Furness Council
 SERVICES: Mains electric, gas, drainage and water are connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£165,000



1



2



1



GARAGE & PARKING

2 William Street, Ulverston,
LA12 9AP

For more information call **01229 445004**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN
www.jhhomes.net or contact@jhomes.net

A well-presented semi-detached home in a convenient residential location within the market town of Ulverston. Offering bright and comfortable accommodation, the property includes an entrance hall, a spacious sitting room with French doors opening onto the rear garden, and a modern fitted kitchen. To the first floor are two double bedrooms and shower room. Benefiting from gas central heating system and uPVC double glazing throughout, the property also features off-road parking via rear gates, a detached garage/store, greenhouse and patio area. Well maintained and move-in ready, this appealing home is ideal for first-time buyers or those seeking a practical and well-located property. Viewing is highly recommended through JH Homes.



Accessed via a wooden front door with double-glazed patterned glass panels. The hallway features wood-effect laminate flooring, a radiator, and wall-mounted coat hooks, with stairs rising to the first floor and a door leading to the sitting room.

ENTRANCE HALL

2' 11" x 9' 11" (0.90m x 3.03m)

Wood grain effect laminate style flooring, radiator and coat hooks to wall. Stairs to first floor and door opening to:

SITTING ROOM

14' 9" x 12' 7" (4.51m x 3.84m)

A bright and comfortable living space featuring a multi-fuel stove with floating mantel shelf as the focal point. French doors open directly onto the rear garden, providing excellent natural light. Wood-effect laminate flooring continues throughout. A useful under-stair storage cupboard and a door leading to the kitchen complete the room.

KITCHEN

14' 7" x 6' 8" (4.46m x 2.05m)

Fitted with a range of base, wall and drawer units with wood effect surfaces and tiled splashbacks. Incorporating a single drainer one-and-a-half bowl sink with mixer tap, five-burner gas hob, electric eye-level oven, and space for appliances including a washing machine and dryer. Two uPVC double-glazed windows provide good natural light. Wood-effect laminate flooring and a breakfast bar area complete this practical kitchen.

FIRST FLOOR LANDING

Stairs from the entrance hall lead to the landing with radiator, uPVC double-glazed window, and banister rail with spindles. Access to the loft and an over-stairs cupboard housing the boiler.

BEDROOM

11' 1" x 12' 2" (3.40m x 3.72m)

A generous double bedroom to the front aspect with radiator, electric light, power points and uPVC double-glazed window.



BEDROOM

11' 8" x 7' 3" (3.58m x 2.21m)

A second double bedroom overlooking the rear garden with radiator, electric light, power points and uPVC double-glazed window.

SHOWER ROOM

6' 7" x 7' 6" (2.02m x 2.31m)

Fitted with a modern three-piece suite comprising a glazed shower cubicle with thermostatic shower, wash hand basin set on a vanity unit with cupboard and drawer storage, and WC with concealed cistern and push-button flush. Wall-mounted mirror, splashback panelling, extractor fan and uPVC double-glazed patterned glass window.

EXTERIOR

Gated access leads to a pathway and small forecourt at the front, with side access to the rear. The rear garden includes a lower-level patio area accessed from the French doors, a useful brick store, and steps leading up to the garage/store. There is also a greenhouse and wood shed. Vehicular access is available via double gates from Devonshire Road leading to a tarmac driveway.

GARAGE / STORE

12' 2" x 14' 0" (3.73m x 4.28m)

With up-and-over door, electric light and power, providing excellent storage or workshop space.

