



FREEHOLD

# 41 OXFORD STREET, ULVERSTON, LA12 0AZ

## £185,000

### FEATURES

- Traditional Mid Terraced Home
- Popular Location Close To Town Amenities
- Well Presented Throughout
- Through Lounge/Dining Room
- Modern Fitted Kitchen
- Spacious Modern Shower Room
- Two Double Bedrooms
- GCH System & UPVC Double Glazing
- Superb Garage & Workshop Space
- Great Property In A Convenient Location



-  1
-  1
-  2
-  Garage, Off Road Parking



A most attractive traditional stone fronted terraced home situated in this popular and convenient location close to the town centre. Well-presented and ready for immediate occupation, offering a comfortable home which is perfect for a range of buyers including the first-time buyer, or those looking to downsize in this sought after market town on the edge of the Lake District. Comprising of a porch, entrance hall, open plan lounge/diner, fitted kitchen, plus two double bedrooms and modern shower room to the first floor. To the rear is the excellent advantage of a superb garage/workshop with electric door. Completing this excellent property is a gas central heating system and uPVC double glazing. Early viewing is both invited and recommended to appreciate this most comfortable home.

Accessed through an Oak effect PVC door with double glazed feature lead panes, opening into:

#### **PORCH**

Quarry tiled floor with door mat well, and glazed internal door into:

#### **ENTRANCE HALL**

Radiator, fitted coat hooks, pleasant light décor, tile effect vinyl flooring and a glazed door providing access to:

#### **LOUNGE**

*10' 1" x 9' 7" (3.07m x 2.92m)*

Well presented with traditional picture rail, coving and uPVC double glazed windows to front and rear. Feature fireplace with black surround, tiled hearth, cupboard to the alcove housing the gas meter, ceiling light point, radiator and TV bracket to the wall. Open to:

#### **DINING ROOM**

*11' 2" x 6' 7" (3.4m x 2.01m)*

Ample space for a family table, ceiling light point, radiator and understairs store.

#### **KITCHEN**

*12' 2" x 7' 2" (3.71m x 2.18m)*

Fitted with a range of base, wall and drawer units with dark patterned worktop over, incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Recess and point for electric cooker with glass splashback and cooker hood over, dishwasher, plumbing for washing machine and space for a freestanding fridge/freezer. UPVC double glazed window looking over the yard and a door to give access, plus wall mounted Worcester gas boiler for the hot water and heating system.

#### **FIRST FLOOR LANDING**

The staircase has a turn at the three-quarter landing with access to the shower room. The main landing offers space for a home office area, and gives access to the boarded loft and two bedrooms.

#### **BEDROOM**

*10' 1" x 13' 0" (3.07m x 3.96m)*

Attractive well-presented double room with a uPVC double glazed window to the front, ceiling light point and a radiator.

#### **BEDROOM**

*11' 2" x 8' 2" (3.4m x 2.49m)*

Further well-presented double bedroom to the rear of the property with built in alcove shelving and a hanging rail. Radiator, ceiling light point and a uPVC double glazed window.

## SHOWER ROOM

Modern and stylish suite comprising of a walk in glazed shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap, mirror fronted bathroom cabinet over and a WC. Pattern glass uPVC double glazed window to the rear with a tilt and turn opening pane, marble effect panelling to the walls, white cladding to the ceiling, recessed shelving space, chrome ladder style towel radiator and tile effect vinyl flooring.

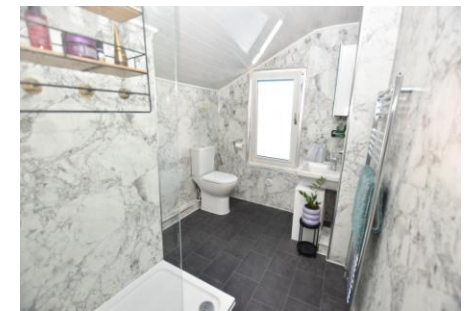
## YARD

Cosy and enclosed yard area, plus PVC door with double glazed inserts giving access to garage/workshop.

## GARAGE/WORKSHOP

22' 2" x 12' 1" (6.76m x 3.68m) max

A superb building with an electric roller door and WC partitioned to corner, as well as a storage cupboard to the end. A valuable town centre commodity with electric light and power points.



**Ground Floor**  
Approx. 59.5 sq. metres (640.0 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.1 sq. feet)



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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, water are all connected

**DIRECTIONS:**

From the offices of JH Homes on foot, walk up New Market Street to Coronation Hall and then across the A590. At the pedestrian crossing proceed onto Victoria Street turning left down Lightburn Road and right onto Brogden Street, before turning left down Oxford Street where the property can be found towards the bottom on the left.

The property can be found by using the following "What Three Words"

<https://w3w.co/wake.crossings.smuggled>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 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.