



8 EDMONDSON STREET, ULVERSTON, LA12 9AW

£145,000

FEATURES

- Traditional Mid Terraced Home
- Popular Location Close To Town Amenities
- Well Presented Throughout
- Sitting Room & Dining Room
- Bar Area & Fitted Kitchen
- Gas CH System & Majority uPVC Double Glazing
- Two Bedrooms
- Developed Loft Room with Spiral Staircase
- Modern Bathroom With Over-Bath Shower
- Early viewing Invited, Ideal First Purchase



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Comfortable traditional two-bedroom terraced home in a popular residential location, offering accommodation suited to a range of buyers including the first-time purchaser. With gas central heating system, majority double glazing and a good standard of presentation throughout. The accommodation comprises of a lounge, dining room with bar area, kitchen, and the first floor, two bedrooms, bathroom and a spiral staircase to developed loft room. The location offers straightforward access to the town centre and amenities, making an excellent property with early viewing invited.

Accessed through a PVC front door with double glazed central pane. Opening into:

LOUNGE

10' 2" x 12' 2" (3.1m x 3.71m)

Cosy area with attractive modern décor and a feature fireplace to the chimney breast with a pebble glow effect. Double radiator, alcove cupboard with meters and uPVC double glazed window with fitted blind. Wood grain laminate flooring extends through into the adjacent dining room, complete with LED lights around the perimeter of the room, central feature light and open access to the rear of the room leading to:

LOBBY

Stairs leading to the first floor and a half-glazed door into:

DINING ROOM

11' 0" x 12' 2" (3.35m x 3.71m)

Well-presented with attractive and modern decor, papered walls and a decorative fireplace feature with a high gloss white fire surround and inset

living flame gas fire. LED feature lights to the ceiling, radiator, door to an understairs store, and doors to the kitchen and bar.

REAR PORCH/BAR

6' 10" x 4' 8" (2.08m x 1.42m)

Great area extended to the rear of the property with a wood grain laminate floor, panelling to the walls and two wall light points. A set of PVC double glazed French doors open to rear yard area. There is also a bar/breakfast bar area looking into the kitchen.

KITCHEN

14' 5" x 5' 9" (4.39m x 1.75m)

Fitted with an attractive range of base, wall and drawer units with marble effect worktop over, incorporating single sink with drainer, mixer tap and splash back tiling. Electric hob with stainless-steel splashback, feature cooker hood above and electric oven below. Cupboard housing the washing machine, built-in fridge/freezer with matching decor panels, radiator and feature display shelving. One wall cupboard houses the

Main gas combi boiler for the central heating and hot water systems. Complete with lights to the ceiling, feature LED strip light to the upper wall and to the rear of the kitchen there is open access to a storage area, which has a base and wall cupboard. Overall, a lovely well-appointed kitchen.

FIRST FLOOR LANDING

From the lobby stairs lead to the first floor with concealed LED lighting. The first floor landing has two wall light points, modern decor and LED pin lights to the ceiling. Also provides access to two bedrooms and the bathroom, with a spiral staircase giving access to the loft room.

BEDROOM

8' 1" x 12' 2" (2.46m x 3.71m)

Double bedroom situated to the front of the property with modern decor to the walls and a built-in sliding door double wardrobe with hanging rail and shelving. UPVC double glazed window with fitted blind, radiator and central ceiling light and fan combination.

BEDROOM

7' 4" x 7' 3" (2.24m x 2.21m)

Pleasant single room with radiator, alcove with concealer light and a double-glazed window to the rear with roller blind.

BATHROOM

Fitted with a modern three-piece suite in white comprising of panel bath with glazed shower screen and over bath Mira electric shower. Modern panelling to three walls, extractor fan over the bath, pedestal wash hand basin with electric mirror above and WC with push button flush. UPVC single glazed pattern glass window to rear, radiator and tiling to the floor; overall an attractively presented bathroom.

LOFT ROOM

12' 10" x 12' 2" (3.91m x 3.71m)

Accessed via a spiral staircase leading into the first floor. Timber panelled ceiling, double-glazed roof light and a useful storage area with sliding doors and electric lights. Offering a versatile area for general storage/home office etc.

EXTERIOR

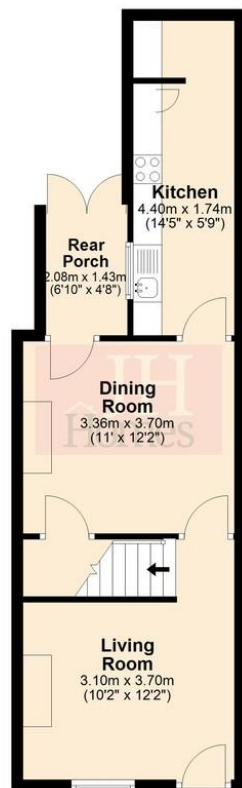
Pavement fronted and to the rear, an enclosed yard that is well presented with a door to the rear service lane and a storage area.



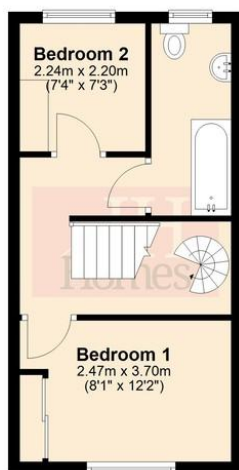
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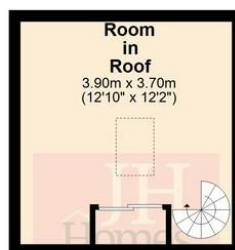
Ground Floor
Approx. 41.5 sq. metres (446.2 sq. feet)



First Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Second Floor
Approx. 14.4 sq. metres (155.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water 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 bear right, where you will find Edmondson Street. The property can be found by using the following "What Three Words"

<https://w3w.co/listings.befitting.ruffle>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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.

