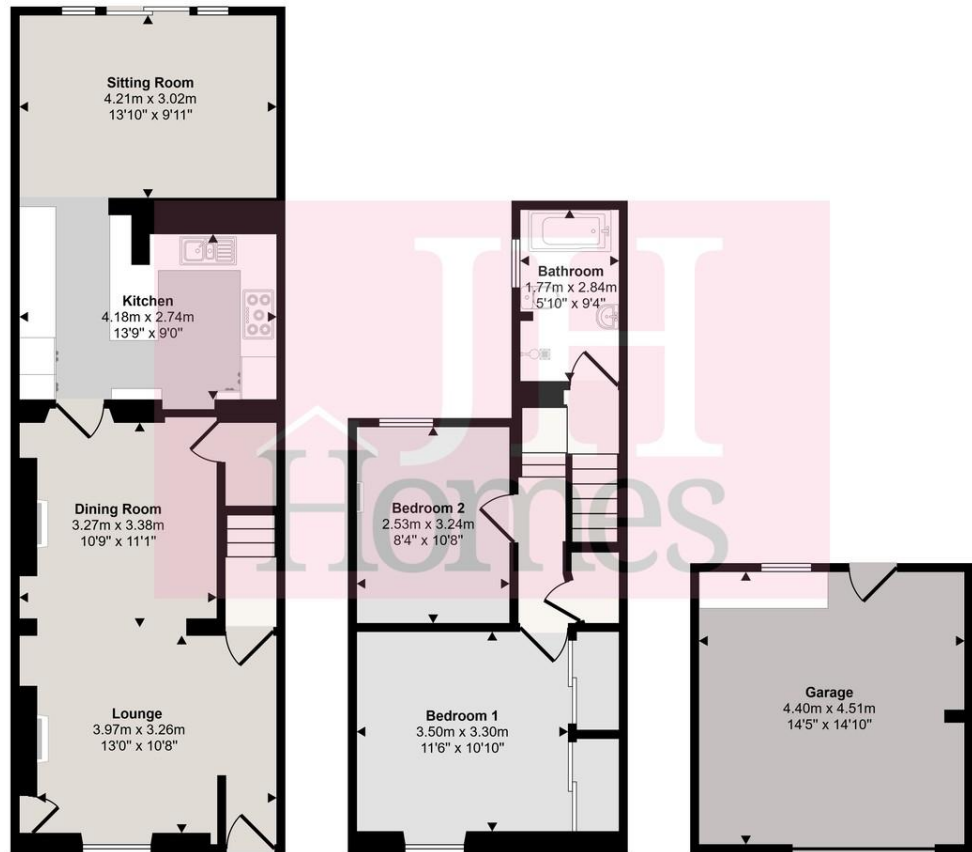


Approx Gross Internal Area
115 sq m / 1235 sq ft



Ground Floor
Approx 58 sq m / 626 sq ft

First Floor
Approx 37 sq m / 396 sq ft

Garage
Approx 20 sq m / 213 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turning on the left heading out of Ulverston towards the lakes and after the traffic lights and pedestrian crossing turn left onto Swan Street. Take an immediate left into Newton Street and the property is on your left hand side towards the end.

The property can be found by using the following "What Three Words" <https://w3w.co/gobbling.trumped.otherwise>

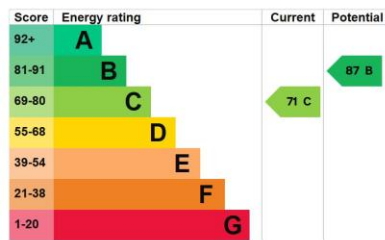
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains gas, electric, water and drainage are all 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

£225,000



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GARAGE &
PARKING

Hillview House, 12 Newton Street,
Ulverston, LA12 7JG

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Renovated and modernised traditional terraced home situated in an excellent and convenient location within walking distance of the town centre. The property is extremely well presented and stylishly presented throughout which will be fully appreciated upon internal inspection. The accommodation offers an open plan lounge/game/dining room to the front, an attractive and well-presented kitchen, rear sitting room with doors and windows opening to rear garden, to the first floor two double bedrooms and stylish bathroom. Gas central heating system, uPVC double glazing with rear garden and garage, offering a combination of modern stylish appointments combined with traditional features. Highly recommended for internal inspection to be fully appreciated and considered suitable for a range of buyers, particularly the professional couple or those looking to downsize to a quality house in a convenient location.



Accessed through modern composite door with double glazed pattern glass panes to door and frame. Opening into:

ENTRANCE V ESTIBULE

Complete with electric metres at a high-level and open access to open plan lounge and dining room.

LOUNGE

10' 8" x 13' 0" (3.25m x 3.96m)
Versatile and currently dressed and as Pool/games room with open access to adjacent dining room. Pub sized pool table, former fireplace recessed with slate feature lintel and hearth, TV bracket mounted to chimney breast and traditional alcove cupboard to side, with alcove recess to far side with rustic shelf. Open access to adjacent dining room, attractive wood grain engineered style flooring, two double radiators and door to stairs.

DINING ROOM

11' 1" x 10' 9" (3.38m x 3.28m)
Central fireplace feature with slate lintel, hearth and cast feature stove making an attractive focal point to the room. Continuation of the flooring and inset lights to the ceiling as well as ceiling light point over the dining table area. Radiator, alcove recesses with rustic shelving and glazed modern wooden door to kitchen with further door to useful under stairs store.

KITCHEN

9' 0" x 13' 9" (2.74m x 4.19m)
Fitted with a range of base, wall and drawer units with polished concrete style worktop over incorporating single drainer sink, flexible mixer tap and splash back tiling. Appliances include five-burner gas hob with pink splashback and modern cooker hood, built-in AEG double oven and AEG microwave, recess for fridge/freezer, breakfast bar area and slate style tiled floor which continues into sitting room. Complete with utility area containing built-in wall cupboards and work surface to match the kitchen, plumbing for washing machine and cupboard concealingly glowworm boiler for central heating and hot water systems. Feature pendant light and skylight on the way through to the adjoining sitting room.

SITTING ROOM

9' 11" x 13' 10" (3.02m x 4.22m)
Excellent light and airy room with lantern style skylight and set of uPVC double glazed patio doors with matching side windows looking onto and accessing rear garden. Continuation of tiling from kitchen, modern column vertical radiator, inset lights to ceiling and built in media unit with alcove shelving and display area for TV. An excellent room complementing this lovely home.

FIRST FLOOR LANDING

Door to stairs from sitting/games room with fitted coat hooks, leading to first floor with traditional wooden newel post and handrail with feature spindles. Turn at the three-quarter landing with door to bathroom and stairs returning to main landing, further doors to bedrooms and useful storage cupboard.



BEDROOM

10' 10" x 11' 6" (3.3m x 3.51m)
Situated to front of property with uPVC double glazed window, double radiator, central ceiling light point and range of mirror fronted wardrobes to one wall.

BEDROOM

10' 8" x 8' 4" (3.25m x 2.54m)
Painted cast fireplace, feature double radiator and uPVC double glazed tilt and turn window to rear offering a pleasant outlook over the rooftops of neighbouring properties.

BATHROOM

6' 5" x 9' 3" (1.98m x 2.82m)
Fitted with four piece suite comprising of freestanding bath and mixer tap with shower attachment, wall hung WC with concealed cistern and pushbutton flush, glazed shower cubide with thermostatic shower and fixed rain head with flexi track spray. Wall hung wash hand basin with mirror and light above, mixer tap and tiled splashback. Slate shaded tiling to floors and splashback, including shower area with floor drain. UPVC double glazed window with pattern glass pane and feature windowsill. An attractive, well-appointed and stylish bathroom.

EXTERIOR

Pavement fronted and attractive enclosed rear garden area with upper flagged patio and two steps leading to sloping path with further steps down into garage. Raised border area to either side of steps perfect for planting into the far side area of grass. Offering a lovely area perfect for outdoor living and entertaining.

GARAGE

14' 10" x 14' 5" (4.52m x 4.39m)
An excellent addition to this lovely home with electrically operated roller door and double-glazed window to rear. Offers excellent storage or parking space with electric light and power points.

