

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 may not look like the real items. Made with Made Snappy 360.

DIRECTIONS

From the office of JH Homes proceed down the cobbled Market Street and at the roundabout take the second turning onto County Road. Heading out of Ulverston continue taking the turning on the right at the next set of traffic lights onto Quebec Street. Proceeding down Quebec Street where the property is situated on the right-hand side almost opposite the turning to Devonshire Road.

The property can be found by using the following approximate "What Three Words"
<https://w3w.co/wrenching.wager.wedding>

GENERAL INFORMATION

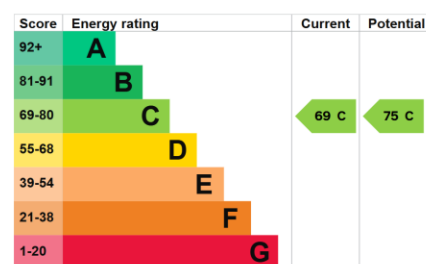
TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland & Furness Council

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

PLEASE NOTE: The garden is currently open plan and will require a fence to be erected at the end.



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

£260,000



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Substantial semi detached family home having recently undergone significant modernisation to present a lovely home with the quality finish that will be appreciated upon inspection. Comprising of entrance hall, ground floor WC, lounge, dining room and kitchen/diner to the ground floor with three bedrooms and family bathroom to the first floor. Complete with garden areas yet to be landscaped, gas CH system and uPVC DG. This most comfortable home is offered vacant with no chain and early viewing is both invited and recommended.



Accessed through a modern composite front door with feature pattern glass and leaded pane opening to:

ENTRANCE HALL

Herringbone patterned wood grain effect flooring, open under the stairs area maximising usable space with cupboard underneath housing the gas meter. UPVC double glazed window with pattern glass pane, inset lights to ceiling, modern column radiator and traditional strip wood doors to dining room, lounge, kitchen and WC.

DINING ROOM

9' 0" x 10' 7" (2.74m x 3.23m)
Picture rail, uPVC double glazed window to front looking towards the front garden area and beyond to Quebec Street, central fireplace feature with black cast fire surround and tiled cast inset with an alcove cupboard to the side housing the electric meter with circuit breaker control point.

LOUNGE

14' 6" x 10' 6" (4.42m x 3.2m)
Set of PVC double French doors offering a good degree of natural light and access onto the sunny rear garden, traditional alcove cupboards to one side of the chimney breast and traditional open shelving to the other, with fireplace recess, power socket, wiring and provision for a TV to be mounted to the wall. Picture rail and tall column central heating radiator.

KITCHEN/DINER

9' 7" x 12' 4" (2.92m x 3.76m)
Fitted with an attractive range of, modern, base, wall and drawer units with light patterned work surface over incorporating ceramic one and a half bowl sink and drainer with mixer tap. Integrated electric double oven and microwave, gas hob, slim line dishwasher and fridge freezer. Inset lights to ceiling, tall column radiator in grey and Herringbone patterned wood grain effect flooring. UPVC double glazed window to side and a set of PVC double glazed French doors to the rear offering a lovely aspect to the rear garden.

WC/UTILITY

4' 3" x 7' 10" (1.3m x 2.39m)
WC with push-button flush and wall mounted wash hand basin. Panelling to walls, Mira electric shower to wall, radiator, uPVC double glazed window, extractor fan and Herringbone patterned wood grain effect flooring.

FIRST FLOOR LANDING

Access to bedrooms and bathroom.

BEDROOM

13' 2" x 10' 9" (4.01m x 3.28m)
Spacious double room with coving to ceiling, traditional cast painted fireplace, uPVC double glazed window to front and radiator.



BEDROOM

10' 4" x 10' 8" (3.15m x 3.25m)
Double room situated to the rear with uPVC double glazed window, traditional cast painted fireplace feature, picture rail, radiator, electric light and power.

BEDROOM

9' 7" x 12' 0" (2.92m x 3.66m)
Further double room with uPVC double glazed windows to side and rear with the side window having a pattern glass pane and the rear window offering a pleasant aspect to the rear garden. Picture rail and radiator.

BATHROOM

7' 7" x 12' 2" (2.31m x 3.71m)
Fitted with a four piece suit comprising of panelled bath, glazed shower cubicle with fixed rain head shower & flexi-tack spray and vanity unit housing wash hand basin with storage cupboards under and concealed cistern, dual flush WC. Half tiling to walls, wood grain laminate flooring, modern column radiator, extractor fan, inset lights to ceiling and two uPVC double glazed windows to front and side.

EXTERIOR

To the front of the property is a pedestrian gate with privet hedging to either side and a path leading to the front door with grass to either side. A further pathway leads to the side of the property and round to the rear garden area.
The rear garden has excellent sunny elevations with footings provided for a patio to be accessed from both sets of French doors from the property. Open grassed and offers an excellent area of garden space with sunny elevations perfect for further landscaping and crating an outdoor entertaining area and children's play space.

