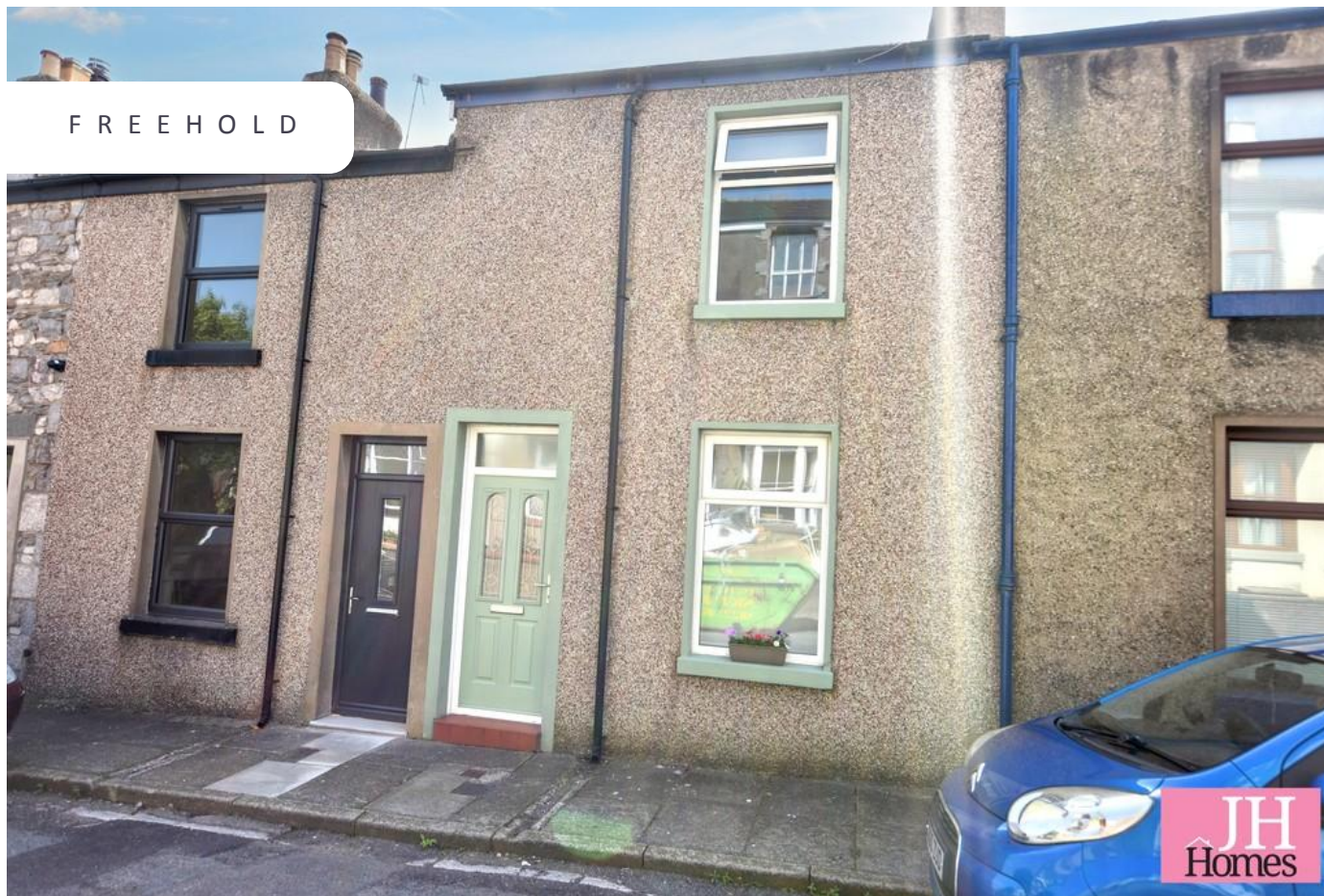




FREEHOLD

# 8 NEWTON STREET, ULVERSTON, LA12 7JG

## £210,000

### FEATURES

- |                                          |                                            |
|------------------------------------------|--------------------------------------------|
| Lovely Traditional Home                  | Two Good Bedrooms                          |
| Popular Location Close To Town Amenities | Spacious Four Piece Modern Bathroom        |
| Very Well Presented Throughout           | Gas CH System & UPVC Double Glazing        |
| Hall, Lounge & Dining Room               | Lovely Rear Garden with Utility & Shed     |
| Attractive Modern Fitted kitchen         | A Great Home Perfect For A Range Of Buyers |



 1
  2
  2
  On Road Parking



A very well presented and comfortable stone fronted traditional mid terraced home situated in this most pleasing and convenient location close to the town centre of Ulverston. The property is extremely well presented by the current owner and is reluctantly offered for sale after many years due to upsizing. The property has a good standard of presentation throughout and offers well planned accommodation which is open plan to the ground floor comprising of an entrance hall, sitting room, dining room, attractive modern kitchen with appliances, and to the first floor has a lovely four-piece bathroom and two good bedrooms. To the rear is the excellent advantage of a sunny garden area offering a perfect space to relax and enjoy alfresco living and entertaining. Offering accommodation perfect for a wide range of buyers, in all a lovely home presenting a great opportunity in this pleasing location with early inspection recommended.

This lovely traditional property is accessed through an attractive composite front door in green with arched and leaded feature glass panes and a further windowpane to the door frame. Opening into:

#### **ENTRANCE HALL**

Radiator behind a decorative cover, light décor and slate tiles to the floor which continue through into the lounge, dining room and kitchen beyond. At the end of the hall is the staircase leading to the first floor.

#### **SITTING ROOM**

*11' 3" x 10' 3" (3.43m x 3.12m)*

Lovely room with uPVC double glazed window to the front, a double radiator and attractive feature fireplace with a quarry style tiled hearth, woodburning stove with feature lintel above, TV bracket to the wall above and wall light points to both alcoves. A built-in bookcase and display unit is around the open access to the adjacent dining room, creating a lovely open plan feel to the ground floor.

#### **DINING ROOM**

*11' 9" x 10' 6" (3.58m x 3.2m)*

UPVC double glazed window looking down to the rear garden, a radiator and further traditional alcoves with shelving making a pleasant feature to the room. A bifold door to the rear of the room opens to:

#### **KITCHEN**

*8' 10" x 7' 5" (2.69m x 2.26m)*

Fitted with a modern and attractive range of base and wall cupboards, with a duck egg blue shaded decor panel, marble effect work surface and matching up stands along with a light shaded bowl and a half sink unit with mixer tap. A uPVC double glazed window and door are to the side and open to the garden. Integrated appliances including a gas hob with black glass splashback and cooker hood above, a low-level oven and space for a fridge/freezer. Wall mounted is the Baxi boiler for the heating and hot water systems, inset lights to the ceiling and a folding door to the side which leads to a very useful understairs pantry cupboard.

#### **FIRST FLOOR LANDING**

From the dining room the staircase leads to the first floor with painted newel post handrail and spindles, and a turn at the three-quarter landing with access to the main landing. The main landing has a built-in traditional storage cupboard which gives access to the loft, and further traditional stripped wood doors to the two bedrooms and bathroom.

#### **BEDROOM**

*12' 0" x 12' 0" (3.66m x 3.66m)*

Situated to the front of the property with light neutral décor, a uPVC double glazed window, stripped wood flooring and a range of wardrobes to one wall with hanging rails and shelving. Complete with one feature papered wall and a radiator, offering a lovely double room.

#### **BEDROOM**

*12' 9" x 7' 10" (3.89m x 2.39m)*

A further attractive and well-presented bedroom to the rear of the property with a woodgrain laminate flooring, attractive decor in shades of sage green, a uPVC double glazed window to the rear and a radiator.

## BATHROOM

Fitted with a modern four-piece suite in white comprising of a panel bath with central mixer tap, a pedestal wash hand basin and glazed shower cubicle with a thermostatic shower, fixed rain head and flexi-track spray, plus a WC with push button flush. There is full tiling to the walls in a natural stone effect finish and further tiling to the floor in a slate shade. Inset lights to the ceiling, grey ladder style towel radiator and a uPVC double glazed window with patterned glass, offering a spacious and attractive bathroom.

## EXTERIOR

The rear garden is a most attractive feature of the property with raised borders well stocked with shrubs and bushes. There is an area of artificial grass with a flagged patio beyond, and a useful wooden garden storage shed. Behind the shed is a bin storage area and a door to the rear service lane. The garden offers fabulous sunny aspects and is a great complement to this charming property. The initial yard area has access leading down to the garden and further access to:

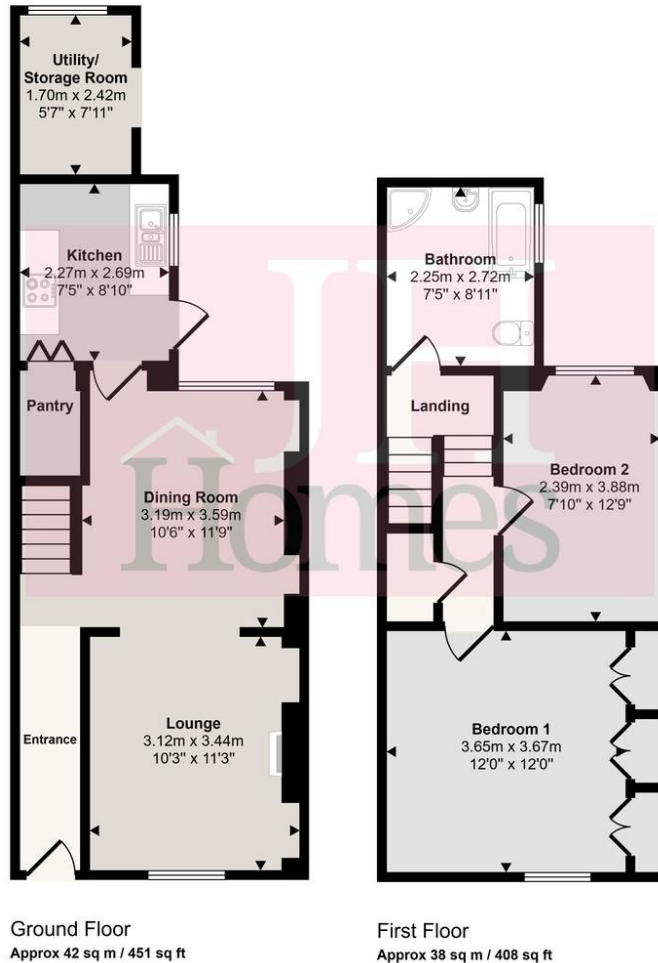
## UTILITY ROOM

7' 11" x 5' 7" (2.41m x 1.7m)

Plumbing for a washing machine, electric light and power points, and a traditional single glazed window.



Approx Gross Internal Area  
80 sq m / 860 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 may not look like the real items. Made with Made Snappy 360.

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

#### DIRECTIONS:

From our Ulverston office proceed down Market Street and at the roundabout take the second turn heading along the A590. After passing through the traffic lights, turn left and then left again in front of the Swan Pub onto Newton Street, proceed towards the end and the property is on the left.

It can also be found by using the following approximate "What Three

Words" <https://w3w.co/twice.rollover.agreement>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 79 C      |
| 55-68 | 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.