



FREEHOLD

2 BACK HART STREET, ULVERSTON, LA12 7HZ

£149,950

FEATURES

- Semi-Detached Cottage
- Close To Town Amenities
- Offered Vacant
- Lounge
- Kitchen with Appliances
- Two Bedrooms
- Bathroom & Loft
- Gas Central Heating System & Majority DG
- No Upper Chain
- Early Viewing Invited Through JH Homes



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  On Road Parking



Charming, traditional end terrace cottage situated in a most convenient location close to the town centre of Ulverston. The cottage offers accommodation suited to a range of buyers including the first-time purchaser or those looking for a perfect lock up and leave second home. Offering great further potential and benefits from gas fired central heating system, majority double glazing, modern kitchen with integrated appliances, two bedrooms and a bathroom. There is a yard to the rear and the excellent location offers an easy walk into town for shopping restaurants and pubs. The cottage is offered vacant having no upper chain and early internal viewing is both invited and recommended.

Accessed through a wooden door with glazed fan light. Opening into:

LOUNGE

Cozy with a decorative cast fireplace and hearth, beam to the alcove and pleasant neutral decor with coving to the ceiling. There is a wooden double-glazed window to the front with blind, plus a high-level electric circuit breaker control point and meter cupboard. Double radiator and open access to:

KITCHEN

Fitted with a range of base, wall and drawer units with grey patterned worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. Integrated appliances including a washing machine, slimline dishwasher and fridge, built-in gas hob and electric oven with cooker hood above. UPVC double glazed window looking into the yard, stairs to the first floor and a half glazed wooden door opens to the rear yard.

FIRST FLOOR LANDING

From the kitchen the stairs lead to the first floor with the landing giving access to the two bedrooms and bathroom. There is also a folding aluminium ladder giving access to an open loft space.

LOFT

Roof light and houses the ideal gas Combi boiler for the heating and hot water systems, offering a useful area for storage, home office or further potential.

BEDROOM

Double bedroom to the front of the property with a window, radiator and built in bedroom furniture.

BEDROOM

Cozy single room with light décor, double radiator and a double-glazed wood framed window to the rear looking down to the yard and neighbouring properties beyond.

BATHROOM

Fitted with a three-piece suite in white comprising of a panel bath with folding glazed shower screen and over bath shower, tiling into the walls and windowsill, single glazed pattern glass window, corner mounted WC, wash hand basin, mirror fronted bathroom cabinet, chrome ladder style towel radiator and an electric fan heater.

EXTERIOR

To the front of the property there is a lane shared with neighbouring properties, and to the rear, a pleasant, enclosed yard offering a lovely seating area.



Call us on

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding on foot from the office of JH Homes, walk across Buxton Place car park until reaching Fountain Street and at the crossing, cross to the other side of the road, walking against the traffic before taking the turn on your left onto Hart Street. Continue along Hart Street past the former Hartley's Brewery Site, turn right into Burlington Street and first right onto the Back Hart Street.

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

Words"<https://w3w.co/paraded.reckon.drizzly>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.

