

JH  
Homes

£205,000



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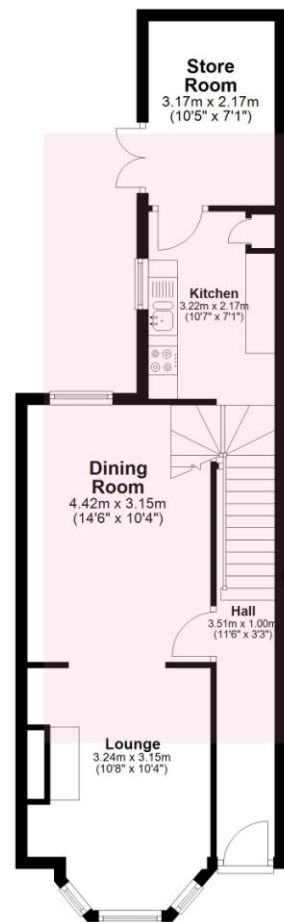
24 Casson Street,  
Ulverston, LA12 7JQ

For more information call **01229 445004**

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[www.jhhomes.net](http://www.jhhomes.net) or [contact@jhhomes.net](mailto:contact@jhhomes.net)

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Ground Floor  
Approx. 49.0 sq. metres (527.9 sq. feet)



First Floor  
Approx. 40.2 sq. metres (432.2 sq. feet)



Second Floor  
Approx. 33.0 sq. metres (354.8 sq. feet)



## DIRECTIONS

From the office of JH Homes continue down the cobbled Market Street heading towards Tank Square roundabout. At the roundabout take the second turn on the left heading out of Ulverston towards the lakes. After the traffic lights and pedestrian crossing, turn left onto Swan Street, take an immediate left into Newton Street and right into Casson Street.

The property can be found by using the following "What Three Words" <https://w3w.co/seatbelt.reserve.view>

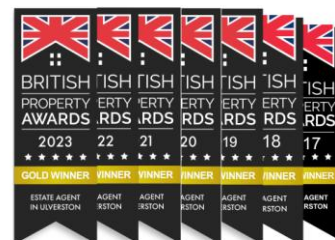
## GENERAL INFORMATION

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.

An excellent traditional townhouse situated in this convenient location within easy access of the town centre and amenities. The property has been occupied by the current owner for many years and offers a well-proportioned and comfortable home perfect for a range of buyers including the family purchaser. Forecourt with yard to rear and accommodation comprising of, hall, lounge open to dining room, kitchen, and to the upper floors three bedrooms and bathroom. Gas central heating system, uPVC double glazing and useful partially completed utility/store to rear offering great potential. Offers a comfortable home with good further potential for modernisation and personalisation in this excellent location. Viewing is invited and to be accompanied through the office of JH Homes.



Accessed from forecourt through PVC double glazed door with pattern glass panes and a arched double glazed pane to door frame.

**ENTRANCE HALL**

Light and inviting entry point to property with radiator and traditional coving to ceiling. Feature arch with the stairs at the end of the hall leading to first floor, with wooden newel post and handrail. Multi-pane door from hall gives access to dining room with an open arch to :

**LOUNGE**

14' 4" x 10' 9" (4.37m x 3.28m)  
Well proportioned room with traditional features, including coving and light point to ceiling. UPVC double glazed bay window, central fireplace feature with living flame fire and wood stained inset and hearth. Cupboard to alcove housing gas meter with electric meter positioned within the bay.

**DINING ROOM**

14' 4" x 10' 0" (4.37m x 3.05m)  
Well presented room with decorative arch and art stone pillar to one side. Radiator and uPVC double glazed window looking to yard and multi-paned door giving access to lobby, leading to kitchen.

**LOBBY**

Gives access to useful understairs store and open access to:

**KITCHEN**

10' 7" x 7' 5" (3.23m x 2.26m)  
Fitted with a range of base, wall and drawer units with wood grain effect worktop over incorporating one and a half bowl stainless steel sink with drainer, mixer tap and splash back tiling. Appliances including gas hob with cooker hood above and built-in double oven with grill. Recess for fridge, tiling to floor and built-in slimline dishwasher. UPVC double glazed window looks to yard with half/double glazed PVC door giving access to utility area at rear.

**UTILITY / STORE ROOM**

10' 1" x 7' 5" (3.07m x 2.26m)  
Partially converted room to rear of the property with plumbing for washing machine, electric light and power points, space for fridge/freezer and a partially divided area suitable for completing a ground floor WC. Set of PVC double French doors opening to yard, offering great potential for the new owner to finish to suit their requirements.

**FIRST FLOOR LANDING**

Stairs from hall and turn at the three-quarter landing with access to bathroom and main landing area. Traditional doors to two bedrooms with further open door access to attic room.



**BATHROOM**

Fitted with three piece suite in white comprising of pedestal wash hand basin with mirror above the sink, WC with pushbutton flush, panel bath with central mixer tap, handrails and shower. UPVC double glazed window, modern panelling to walls, radiator/towel rail combination and louver door cupboard/shelved airing space housing Worcester boiler for heating and hot water systems.

**BEDROOM**

10' 9" x 13' 10" (3.28m x 4.22m)  
Situated to front of property with uPVC double glazed window and radiator.

**BEDROOM**

13' 11" x 7' 9" (4.24m x 2.36m)  
A good single room with uPVC double glazed window to rear and radiator.

**SECOND FLOOR LANDING**

Open doorway to stairs leading to bedroom three.

**BEDROOM**

24' 10" x 13' 8" (7.57m x 4.17m)  
Spacious top floor room with slightly reduced head height to the side. UPVC double glazed dormer window to front offering pleasant aspect beyond the neighbouring properties towards Hoad Hill and monument, as well as double-glazed roof light to rear. Double radiator, electric light & power points and may offer potential to be divided into two rooms, subject to obtaining the permissions required.

**EXTERIOR**

Pleasant forecourt with gated access to path leading to front door. Border area with shrubs and bushes and rear enclosed yard with steps up to door leading to rear service lane.

