

FREEHOLD



**127 STEEL STREET,
ULVERSTON,
LA12 9DY**

£160,000

FEATURES

Modern Mid Terraced House	Gas Central Heating System & uPVC DG
Lovely Position Facing Fields	Fore court & Garden / Yard To Rear
Well Presented Throughout	Ideal First Home
Lounge & Kitchen/Diner With Appliances Available	Offered Vacant With No Upper Chain
Three Bedrooms & Bathroom	Early Viewing Invited



On Road
Parking



A most comfortable modern mid terrace house situated in this pleasing location and positioned to offer a pleasant aspect to the front. The property is offered vacant having no upper chain and offers perfect accommodation suited to a wide range of buyers, including the first-time purchaser. The accommodation comprises of an entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. There is a forecourt, on street parking and a pleasant enclosed rear garden/yard with useful wooden storage shed and raised borders. In all an excellent opportunity in a convenient location with early viewing invited.

Accessed through an open shelter porch with a wooden front door and pattern glass upper pane. Opening into:

HALL

Wood grain laminate flooring which continues through into the adjacent sitting room, radiator, coat hooks to the wall and stairs leading to the first floor with a wooden handrail.

LOUNGE

15' 0" x 10' 7" (4.57m x 3.23m)
Well-presented cosy room with light attractive decor and a uPVC double glazed window to the front, offering a pleasant open and rural aspect. The room has a double radiator, mid-wall dado rail and a central fireplace with decorative fire surround and a granite effect inset and hearth with a living flame effect fire. Coving to the ceiling, two wall light points and a ceiling light point, plus door to a useful understairs storage cupboard and door to:

KITCHEN/DINER

9' 1" x 14' 6" (2.77m x 4.42m)
Well-proportioned and fitted with a range of base, wall and drawer units with worktop over incorporating single drainer sink unit with mixer tap and splash back tiling. Gas hob, electric oven, slim line dishwasher, recess and plumbing for a washing machine and space for a fridge/freezer, with appliances included if required. Tiling to the floor, ample space for a table, inset lights to the ceiling and Ferroli gas combi boiler for the heating and hot water systems to the wall. Two uPVC double glazed windows to the rear, and a half glazed wooden door with double glazed upper pane offering a pleasant aspect to the rear garden.

FIRST FLOOR LANDING

From the entrance hall the stairs lead to the first floor with a wooden handrail, opening to the landing which has a wooden banister rail and spindles. Also provides an access point to the loft and internal doors to the bedrooms and bathroom.

BEDROOM

13' 2" x 8' 0" (4.01m x 2.44m)
Pleasant double bedroom with light wood grain laminate flooring, grey décor, coving to the ceiling and a uPVC double glazed window, offering a pleasant rural aspect to the front. Radiator and doors to a built-in wardrobe with hanging rail, shelf and mirrored panel to one door.

BEDROOM

9' 0" x 8' 0" (2.74m x 2.44m)
Double bedroom situated to the rear of the property with pleasant light décor and a uPVC double glazed window. Complete with a radiator and built-in wardrobe with hanging rail and shelf.

BEDROOM

9' 10" x 6' 2" (3m x 1.88m)

Good single room which has been used as a home study with bookshelves to one wall and a uPVC double glazed window offering a lovely open aspect. Radiator and door to an over stairs cupboard with shelving, offering a good storage space.

BATHROOM

Fitted with a three-piece suite comprising of a panel bath with glazed shower screen and over bath Mira sprint electric shower. Pedestal wash hand basin and a WC, tiling to three walls, radiator and wood grain effect vinyl flooring. UPVC double glazed pattern glass window and radiator with towel rail above.

EXTERIOR

To the front of the property there is a pleasant forecourt with retaining wall, and to the rear a lovely, enclosed garden/yard area with a flagged patio and raised borders. There is also an excellent wooden storage shed which is included in the sale. Overall, a pleasant outdoor space with a door to the rear service lane.



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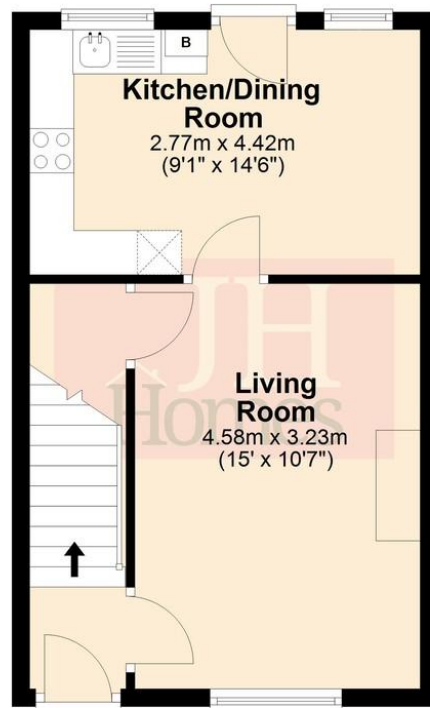
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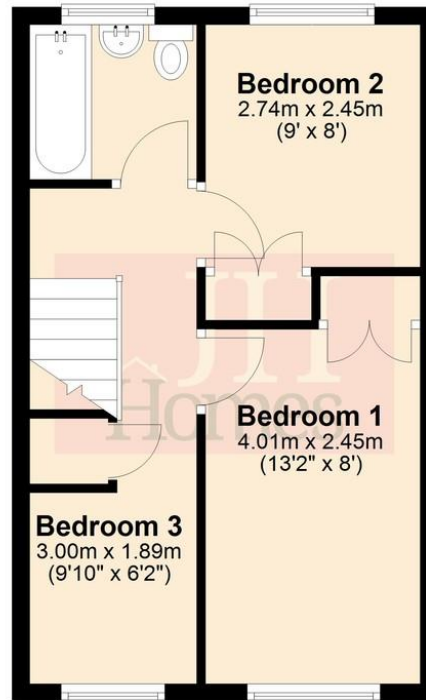
Ground Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 sq. feet)

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

From the centre of Ulverston head along the A590 towards Booths, and after passing the pedestrian crossing take your next right onto North Lonsdale Road. Continue along, passing the Premier Inn on your left, underneath the railway and just after Travis Perkins take your right turn onto Steel Street. The property can be found towards the end of Steel Street on the right, identified by our "For Sale" board.

The property can be found by using the approximate WhatThreeWords

<https://w3w.co/paint.clown.clenching>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 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.

