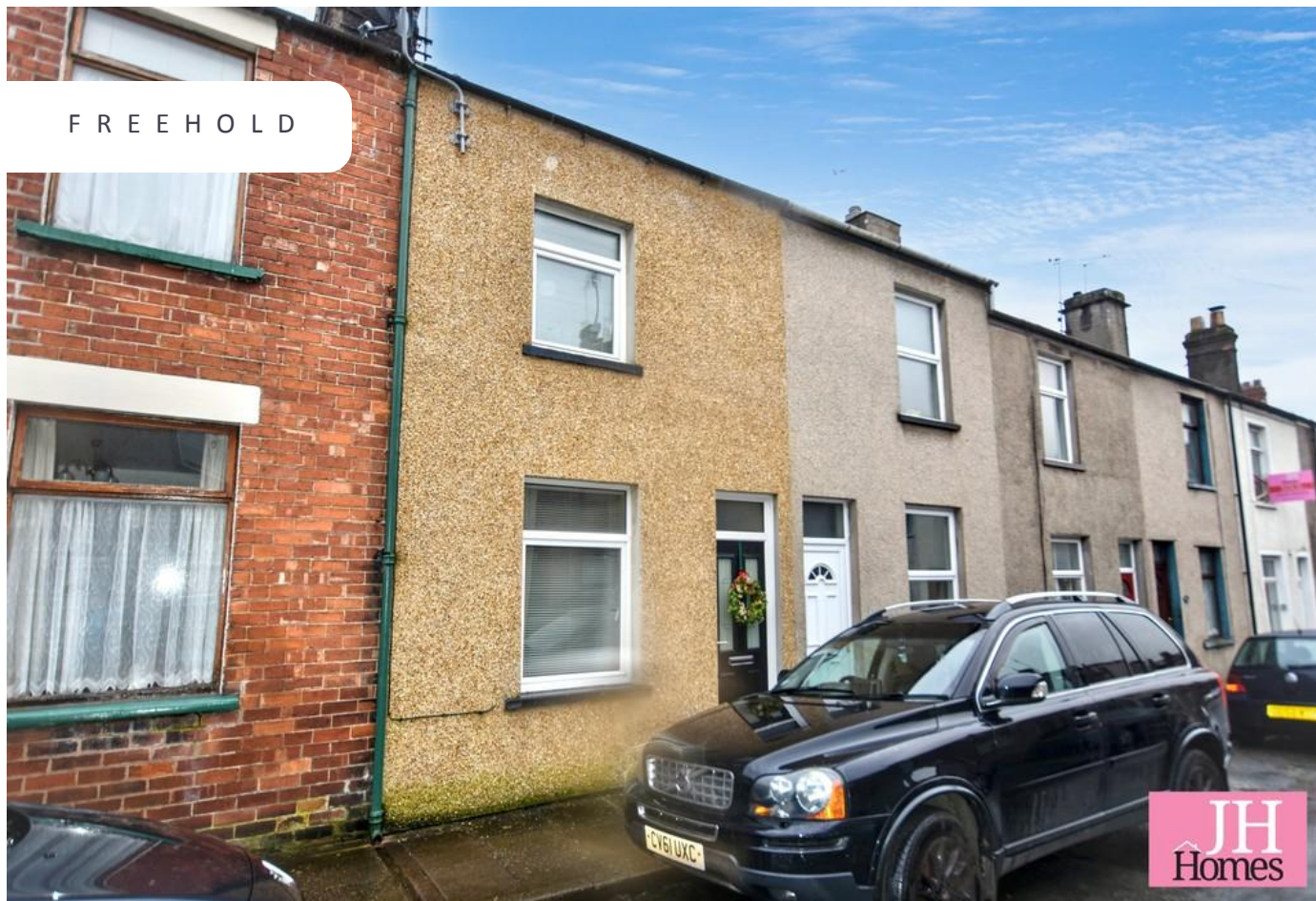


FREEHOLD



# 10 COX STREET, ULVERSTON, LA12 0AS

## £195,000

### FEATURES

- |                                   |   |
|-----------------------------------|---|
| Prominent & Convenient Location   | Utility/Rear Porch                                |
| Easy Access To Town Centre        | Three Bedrooms Inc Developed Loft Room            |
| Very Well Presented Throughout    | Bathroom with Over Bath Shower                    |
| Lounge With Wood Burning Stove    | Sunny Yard To Rear                                |
| Modern Cream Fitted Kitchen/Diner | Offered With No Upper Chain & Viewing Recommended |



1



1



3



On Road  
Parking



This most attractive traditional mid-terrace home is perfectly positioned in a convenient and desirable location, just a stroll from the town centre and local amenities. Beautifully presented throughout, the property offers a warm and comfortable living space that will appeal to a wide range of buyers, particularly first-time purchasers. The well-planned accommodation comprises of a welcoming lounge, spacious dining kitchen, handy utility area, and to the upper floors, three bedrooms and a modern bathroom. The home further benefits from gas central heating system, uPVC double glazing, and a consistently high standard of presentation throughout. Ideally located for access to local primary schools, shops, and everyday amenities, this is a fantastic opportunity to secure a move-in-ready home in a sought-after area. Offered with no onward chain, early viewing is highly recommended through the office of JH Homes.

Accessed through a modern double glazed front door with pattern glass feature panes and a further window to the door frame opening directly into:

#### **LOUNGE**

*12' 7" x 12' 1" (3.84m x 3.68m)*

Attractively decorated with a central fireplace feature and woodburning stove making a super focal point to the room. Feature paper to the alcove with two wall light points, coving to the ceiling and uPVC double glazed window to front. Double radiator, door to useful under stairs store and electric light and power points. Connecting door to:

#### **LOBBY**

Door to kitchen and gives access to stairs leading to first floor.

#### **KITCHEN/DINER**

*11' 2" x 12' 2" (3.4m x 3.71m)*

Fitted with a range of base, wall and drawer units with grey pattern worktop over incorporating sink with drainer, mixer tap and splash back tiling. Electric hob with cooker hood above, low-level electric oven, space for fridge/freezer and a corner unit conceals gas boiler for the heating and hot water systems. With space for a dining table, single glazed windows and a half-glazed door to:

#### **UTILITY / PORCH**

*3' 8" x 12' 6" (1.12m x 3.81m)*

A useful area that has work surfacing, plumbing for a washing machine, a polycarbonate style roof, uPVC double glazed windows and door opening to rear yard.

#### **FIRST FLOOR LANDING**

From the lobby stairs lead to the first floor landing which gives access to the bathroom, two bedrooms and a further door leading to the master bedroom on the top floor.

#### **BEDROOM**

*9' 3" x 10' 11" (2.82m x 3.33m)*

Situated at the front of the property with light neutral décor, uPVC double glazed window with blind, double radiator and electric light and power points.

#### **BATHROOM**

Fitted with a modern three-piece suite in white comprising of a panel bath with glazed shower screen and an over bath Triton shower, wash hand basin with mixer tap, WC with pushbutton flush, uPVC double glazed pattern glass window, extractor fan and bathroom cabinet above the sink. Complete with modern panelling to the walls, inset lights to the ceiling, radiator and wood effect cushion flooring.



### BEDROOM

14' 5" x 7' 2" (4.39m x 2.18m)

Single room to the rear of the property with neutral decor, useful storage cupboard over the stairs and uPVC double glazed window with blind.

### STAIRS

From the landing a door opens to the stairs leading to the top floor.

### BEDROOM

27' 4" x 11' 8" (8.33m x 3.56m)

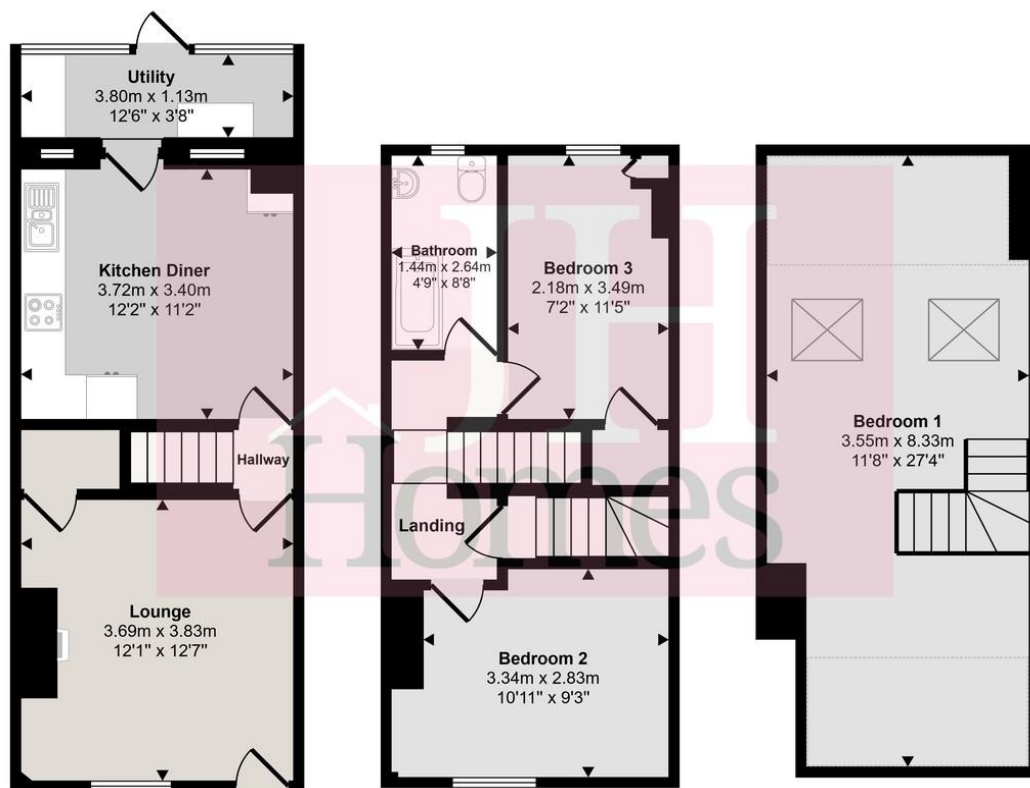
Spacious area with reduced head height to the sides that makes a most comfortable master bedroom. With attractive décor, exposed beams and two Velux double glazed roof lights with blackout blinds. Double radiator and wooden banister rail and spindles around the stairway, offering a generous double room.

### EXTERIOR

Rear yard has sunny aspects and an artificial grass surfacing with useful garden storage shed and door to rear service lane; offering a pleasant enclosed outside area.



Approx Gross Internal Area  
97 sq m / 1045 sq ft



Ground Floor  
Approx 37 sq m / 399 sq ft

First Floor  
Approx 31 sq m / 339 sq ft

Second Floor  
Approx 29 sq m / 308 sq ft

Denotes head height below 1.5m

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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www.jhhomes.net/properties

#### 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 office of JH Homes continue down the cobbled Market Street until you reach the roundabout. Take the third turn onto the Ellers and turn first right into Chapel Street. Continue straight across at the junction and take the first turn on the left into Cox Street where the property is situated on the right hand side.

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

<https://w3w.co/heartache.sings.kinks>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 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.

