

WELLHEAD, FOUNTAIN STREET, ULVERSTON, LA12 7EQ

£135,000

FEATURES

- Stylish Ground Floor Apartment
- Recently Modernised Throughout
- Very Well Presented With New Carpets And Decor
- Open Plan Lounge/Diner/Kitchen
- New Kitchen With Appliances
- New Stylish Shower Room
- One Double Bedroom
- Double Glazed & Electric Heating
- Private Designated Parking Space
- Ideal Town Centre Location

1 | 1 | 1 | Allocated Parking





This is a superb, modernised and well-appointed ground floor apartment situated in this excellent development in the heart of the market town of Ulverston. The property has recently undergone complete modernisation and refurbishment, and now represents a stunning turn-key property ready for immediate occupation as offered vacant having no upper chain. The property is perfect for a range of buyers from the first-time purchaser, single occupier or someone looking to downsize into an easily managed property. The accommodation comprises of communal entrance hall, private entrance hall, open plan lounge and stylish newly fitted kitchen with appliances, one double bedroom and a lovely modern shower room. There are double glazed windows, modern electric heaters, an excellent standard of presentation throughout and a private designated parking space. A great property in a lovely position, convenient for all amenities with early viewing invited and recommended.

The property is accessed through a communal open porch, with pillars to the front door and security buzzer entry, which opens to the reception hall. From here, a private door opens directly into:

ENTRANCE HALL

An inviting and well-presented entrance hall with coat hooks to the wall, light attractive neutral decor and a door to an excellent storage cupboard. There is a consumer unit to the wall, modern radiator and doors to the lounge, bedroom and shower room. The cupboard houses the factory insulated hot water storage tank and shelving for airing purposes.

LOUNGE/DINER

15' 8" x 10' 6" (4.78m x 3.2m)

Continuation of the attractive, neutral décor and two wood framed double glazed sash windows to the front and side, with the side window looking towards the parking bay. Modern electric panel heater in a grey finish and a central ceiling light cluster with open access to:

KITCHEN

8' 10" x 5' 6" (2.69m x 1.68m)

Newly installed and fitted with a range of base, wall and drawer units with marble effect worktop over incorporating stainless steel sink with drainer and mixer tap. Integrated induction hob with splashback and cooker hood above, low-level fan assisted oven, Logic washing machine and modern fridge/freezer. A lovely well-appointed kitchen complete with a vinyl tile effect flooring and double glazed sash window to side.

BEDROOM

9' 1" x 10' 7" (2.77m x 3.23m)

Excellent double bedroom with a continuation of the light attractive decor, double glazed sash window to the side, modern electric panel heater and a central ceiling light point.

SHOWER ROOM

Well-appointed with a modern three-piece suite comprising of WC with pushbutton flush, wash hand basin set onto a vanity unit with storage cupboards under, tiled splashback and black mixer tap fitment. Quadrant shower cubicle with Mira Jump electric shower, black hose spray head, shower rail, attractive tiling and extractor fan above. Complete with tile effect vinyl flooring and wall hung chrome ladder style electric towel radiator.

LOFT

To the top floor of the building there is a loft area with secure individual units, offering a useful storage space for each apartment.

EXTERIOR

Externally the property has a designated parking space adjacent to the flat.

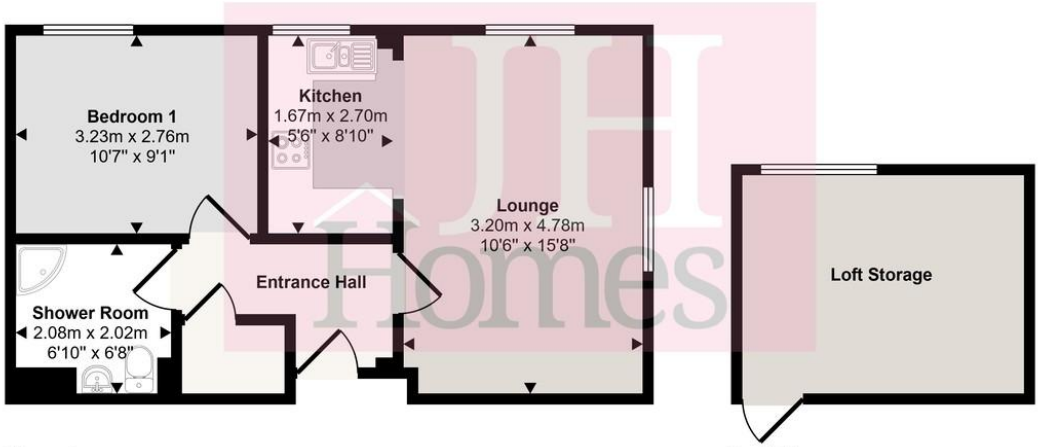








Approx Gross Internal Area
51 sq m / 550 sq ft



Floorplan
Approx 40 sq m / 432 sq ft

Loft Storage
Approx 11 sq m / 118 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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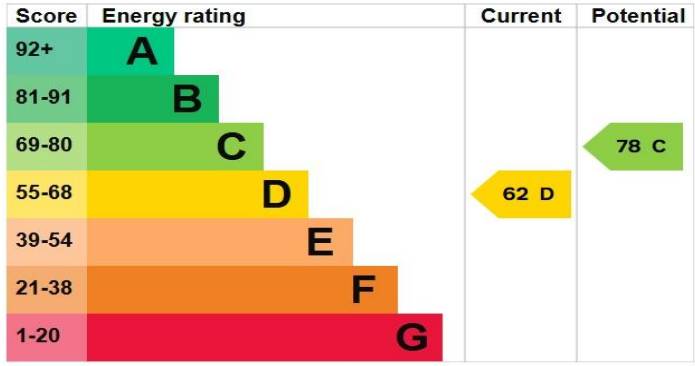
contact@jhhomes.net
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GENERAL INFORMATION

TENURE: Leasehold
COUNCIL TAX: B
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, electric, water are all connected

DIRECTIONS:

Proceeding on foot from our office, continue through the ginnel to the side of Greggs and follow to the left. Then turn right and walk diagonally across Buxton Place car park, at the bottom entrance you will appear on Fountain Street. Turn right and cross the pedestrian crossing, walk a short distance against the traffic and turn into Wellhead, the flat can be found on the right.
The property can also be found by using the following ''What3Words''
https://w3w.co/highlight.lively.downsize



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.