

#### DIRECTIONS

From the office of JH Homes proceed on feet up New Market Street. At the Coronation Hall, cross the main road and onto Victoria Road and turn immediately left onto Kings Road. proceed to the end of Kings Road and turn left with the property being immediately on your left.

The property can be found by using the following "What Three Words" <https://w3w.co/gathering.kite.sunshine>

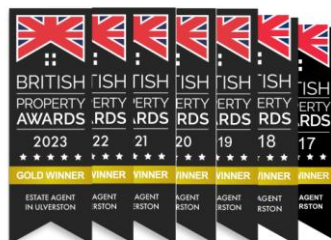
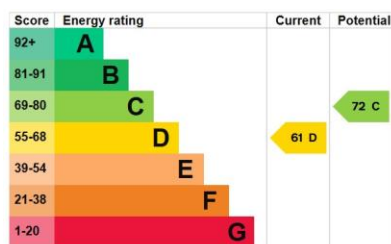
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains drainage, electric, water 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.

**JH**  
Homes

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**£300,000**



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PARKING

66 Lightburn Road,  
Ulverston, LA12 0BX

For more information call **01229 445004**

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Traditional and centrally positioned semi detached home that benefits from both gardens and off-road parking. The location is most convenient and perfect for accessing the town centre, railway & bus station as well as local primary and secondary schools. Offered vacant, having no upper chain and comprises of entrance hall with feature staircase, ground floor WC, lounge/diner, kitchen and utility to the ground floor with the first floor having three bedrooms and a shower room. Complete with off-road parking, garden space, gas central heating system and uPVC double glazing. Considered suitable to a range of buyers including the family purchaser or those looking to downsize to a convenient location. In all an excellent opportunity that offers great further potential for both modernisation and extension with early viewing both invited and recommended.



Accessed through a feature PVC front door with leaded and pattern glass pane opening to:

**HALL**  
Woodgrain laminate style flooring, picture rail and coving to ceiling. Stairs to first floor with wooden newel post handrail and spindles, doors to storage cupboard and door to ground floor WC. Traditional internal doors to lounge, dining room and kitchen.

**WC**  
A useful ground floor facility positioned under the stairs, there is a wall mounted wash basin, WC with pushbutton flush a high-level shelf and a PVC double glazed pattern glass window.

**LOUNGE**  
11' 8" x 11' 7" (3.56m x 3.53m)  
PVC double glazed bay window to front with blinds looking towards the front garden area and driveway, central fireplace in grey with a composite stone style inset and matching hearth housing gas living flame fire, picture rail and open access to adjacent dining room.

**DINING ROOM**  
12' 6" x 10' 1" (3.81m x 3.07m)  
Set of PVC French doors opening to rear garden, radiator, picture rail and former fireplace recess for display purposes.

**KITCHEN**  
8' 5" x 7' 4" (2.57m x 2.24m)  
Fitted with base, wall and drawer units with high gloss patterned work surface over incorporating stainless steel sink and drainer with miser tap and tiling to upstands. Integrated electric oven and gas hob with cooker hood over and integrated fridge. UPVC double glazed window and connecting doorway to utility room.

**UTILITY ROOM**  
8' 4" x 8' 0" (2.54m x 2.44m)  
Matching units to the kitchen with cupboards and drawers with patterned work surface over and high level shelf. Recess and plumbing for washing machine and recess for fridge. UPVC double glazed window looking to the rear garden, radiator and arched door opening to side.

**FIRST FLOOR LANDING**  
Turn at the three quarter landing with uPVC double glazed pattern glass window. The main landing gives access to all bedrooms and shower room.

**BEDROOM**  
11' 8" x 10' 2" (3.56m x 3.1m)  
Double room situated to the front of the property with uPVC double glazed window with tilt and turn opening pane with a pleasant aspect down to the front garden and neighbouring properties beyond, picture rail and radiator.



**BEDROOM**  
11' 3" x 10' 1" (3.43m x 3.07m)  
Further double room to the rear of the house with picture rail, radiator and uPVC double glazed window which offers an outlook down to the rear garden and along Kings Road.

**BEDROOM**  
8' 6" x 7' 4" (2.59m x 2.24m)  
Single room with uPVC double glazed tilt & turn opening window to front, radiator, picture rail and radiator.

**SHOWER ROOM**  
7' 11" x 7' 4" (2.41m x 2.24m)  
Modern three piece suite in white comprising of glazed shower cubicle with panelling and thermostatic shower with flexi-track spray and fixed rain head, wash hand basin inset to a vanity unit with storage cupboard under and WC with pushbutton flush. Built in cupboard housing the Worcester gas combi boiler for the heating and hot water systems with shelved airing space. Modern panelling to walls and ceiling, two uPVC double glazed windows, access point to loft, tiled effect vinyl flooring and grey ladder style towel radiator.

**EXTERIOR**  
To the front of the property is a set of double gates opening to the drive, to the side is a swing seat and garden storage shed. The front garden is grassed with borders to the perimeter housing mature shrubs and bushes. This continues to the far side and there is gated access beyond the garden storage shed to the pleasant side patio garden. The side patio garden offers a pleasant seating area with water tap and ceramic sink and door to the utility room. From here there is access to the rear garden which has an area of grass with mature shrubs and bushes around the perimeter offering good screening and a pleasant garden space complementing this excellent town centre property.

