

FREEHOLD



**34 NEVILLE STREET,
ULVERSTON,
LA12 0BJ**

£210,000

FEATURES

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| Forecourt Fronted Traditional Home | Two Double Bedrooms |
| Popular Location Close To Town Amenities | Spacious Bathroom & Over Bath Shower |
| Well Presented Throughout | Versatile Developed Loft Room |
| Open Plan Lounge & Dining Room | Lovely Yard with Store to Rear |
| Fitted Kitchen & Utility Room | A Comfortable Home Perfect For A Range of Buyers |



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On Road
Parking



A most attractive traditional forecourt fronted mid terraced home situated in an excellent and convenient location close to the town centre. The location offers convenient access to the town centre and amenities including schools and offers a well presented and comfortable home perfect for a range of buyers including the first-time buyer. The well-planned accommodation comprises of a vestibule, open plan lounge/dining room, kitchen and utility room, to the first floor are two double bedrooms, bathroom and developed loft room. With a gas central heating system, uPVC double glazing, and a good standard presentation throughout, it offers an excellent opportunity in a great location, with a sunny and enclosed flagged rear yard plus store. Early viewing is invited and recommended.

The property is accessed across the forecourt and through a PVC double glazed door with pattern glass pane and window to the door frame with the house number etched upon it. This opens into the vestibule which has a woodgrain effect laminate flooring, coat hooks to the wall and a door to:

LOUNGE/DINER

25' 9" x 14' 2" (7.85m x 4.32m) max

Offers an excellent and spacious room presented to a good standard with the front living area having a feature painted chimney breast, substantial wooden mantle shelf, TV bracket above and a flagged hearth and stove making a great feature to the room. There are two wall light points, a central ceiling light point, uPVC double glazed window and open access to the dining area to the rear. The dining area has a further uPVC double glazed window, a radiator and offers ample space for dining and living needs. There are doors to the kitchen and stairs, and the room has light neutral décor, overall offering a spacious and comfortable room.

KITCHEN

12' 10" x 7' 5" (3.91m x 2.26m)

Accessed through a lobby with an open under stairs area containing electric circuit breaker control point. The kitchen is fitted with a range of base and wall cupboards, with a wood grain effect decor panel to the basin and wall cupboards, black worksurface and tiling into the splashback. Stainless-steel bowl and a half sink unit, gas hob, electric oven, recess and plumbing for a dishwasher and space for a fridge/freezer. Complete with a uPVC double glazed window that has two opening panes and a deeper sill, inset lights to the ceiling and a door to:

UTILITY ROOM

9' 4" x 7' 8" (2.84m x 2.34m)

Offers a spacious area which has been re-roofed and has great potential for general modernisation, whilst already offering an excellent and useful room. Wall mounted is the Main gas boiler for the heating in hot water systems, there is plumbing for a washing machine, a traditional ceramic sink, single glazed windows and a door to the yard.

FIRST FLOOR LANDING

The staircase is accessed from the side of the dining room, with coat hooks to the bottom and painted handrails. The landing has direct access to the bathroom, with two steps to the upper landing leading to the bedrooms, and a door to the developed loft room.

BEDROOM

11' 8" x 14' 2" (3.56m x 4.32m)

Spacious room situated to the front of the property with light neutral decor and a feature paper wall with alcove book/display shelves. Complete with a uPVC double glazed window and radiator, offering an excellent double room.

BEDROOM

12' 10" x 8' 9" (3.91m x 2.67m)

Further double bedroom with light neutral decor and a feature painted chimney breast wall, uPVC double glazed window and a radiator.

BATHROOM

Fitted with a white three-piece suite comprising of a P-shaped shower bath with curved glazed screen, over bath shower with flexi-track spray, fixed spray head shower, mixer tap, wash hand basin and WC with pushbutton flush. There are two uPVC double glazed windows, tiling to the splashback around the bath, half of the walls, around the sink and WC, a wood grain laminate style flooring, chrome ladder style towel radiator, and a high ceiling with inset LED lights. Overall, an excellent family bathroom.

LOFT ROOM

11' 9" x 12' 10" (3.58m x 3.91m)

From the landing there is a door to the staircase which leads to the loft. A great room which has a double-glazed roof light, electric heater and doors to useful eaves storage space, offering an excellent area dependent on needs.

EXTERIOR

To the front of the property, an enclosed forecourt with railings and slate gravel surfacing, plus a path to the front door. To the rear there is a sunny and well-presented yard, with a stylish flagged surface offering pleasant seating areas and space for children to play. There is a set of steps leading to a door to the rear service lane, plus a further door to a useful general store.



Approx Gross Internal Area
113 sq m / 1220 sq ft



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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

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

DIRECTIONS:

Proceeding on foot from the office of JH Homes, walk down the cobbled Market Street and at the bottom, cross at the pedestrian crossing and walk onto Neville Street. Proceed down the street passing the Methodist Church, continue down the road and the property is on the right.

It can also be found using the following What3Words reference <https://w3w.co/cherub.impressed.natively>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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.