



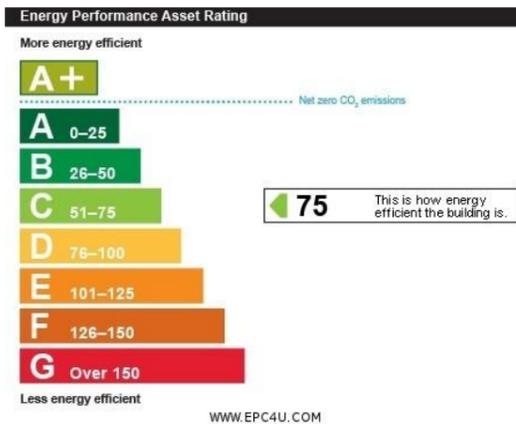
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Tenure

Freehold

Council Tax Band

A

Contact Details

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Market Street | Ulverston | LA12 7LR

Asking Price £200,000

- Ground Floor Retail Premises
- Popular Location In Ulverston
- Spacious Shop With 2 Preparation Rooms
- Main Shopping Area
- Self Contained Maisonette
- With Lounge, Kitchen/Diner
- 1 Bedroom, Bathroom
- Domestic Council Tax Band A





Property Description

We are delighted to bring to the market this spacious shop and maisonette flat in the heart of the market town of Ulverston, located on the main shopping area close to all local amenities, transport links etc and well established independent retailers. This property would be ideal investment opportunity as the flat above already has tenants, so this is already bringing in rental. The shop has a large display window, entrance to the shop offers a good size trading area with 2 preparation rooms, to the rear there is a communal area which leads you to the cloaks/W.C and a store area, access to the flat is from the rear with its own steps leading to a spacious lounge, kitchen/diner, 1 double bedroom and a bathroom. The property is located in a popular area with a good foot fall and close to the market. Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, telephone, electric, drainage

LOCATION

<https://what3words.com/guises.scorch.inert>

FRONT DOOR TO SHOP

17' 1" x 12' 5" (5.23m x 3.79m)

Large shop display window with shelving/fitments, counter

PREPARATION ROOM

12' 0" x 8' 0" (3.66m x 2.45m)

Door to rear, window sink unit with mixer taps, work surface, water tap

REAR PREPARATION ROOM

21' 4" x 7' 0" (6.51m x 2.15m)

Shelving, work surface, open to

VESTIBULE

Double glazed door

ENTRANCE HALL

Stairs leading to 1st floor, doors to

STAIRS TO 2ND FLOOR

Storage cupboard, doors to

LOUNGE

17' 4" x 13' 1" (5.29m x 4.01m)

Radiator, 2 windows, under stairs storage

KITCHEN/DINER

14' 11" x 7' 11" (4.56m x 2.43m)

Window, fitted wall base drawer unit with worktops to compliment, inset stainless steel unit with mixer taps, integrated oven, 4 ring hob with extractor over, tiled splash, plumbing for a washer

BEDROOM 1

12' 2" x 12' 1" (3.72m x 3.70m)

Window, feature open fire place, double glazed velux

window, beamed ceiling, double door built in wardrobe

BATHROOM

Frosted window, double glazed velux window, 3 piece suite, low level W.C, pedestal hand wash basin with taps, panelled enclosed bath with shower over, tiled splash

REAR

Outside cloaks/W.C, shared access to access gate, separate store area

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT **
This is non refundable once the AML check has been carried out **

