



Ulverston

23 Clarence Street, Ulverston, Cumbria, LA12 7JJ

A charming and characterful three-bedroom Edwardian terrace located just a short stroll from Ulverston town centre, Ford Park and the iconic Hoad Monument. This spacious home offers a welcoming layout with a bright open-plan living and dining area, a traditional-style kitchen, separate utility room and a walk-in pantry. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Outside, there's a private rear yard.

With a great blend of period features and modern comfort, this home offers excellent potential in a fantastic location.

OIRO £220,000

Quick Overview

- Central Ulverston location
- Spacious kitchen
- Two reception rooms
- Built-in bedroom storage
- First Floor family bathroom
- Double glazed throughout
- On-street parking
- 1117 ft² Living Space
- Good Investment Potential
- Superfast Broadband



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Superfast
Broadband



On Road
Parking

Property Reference: U1007



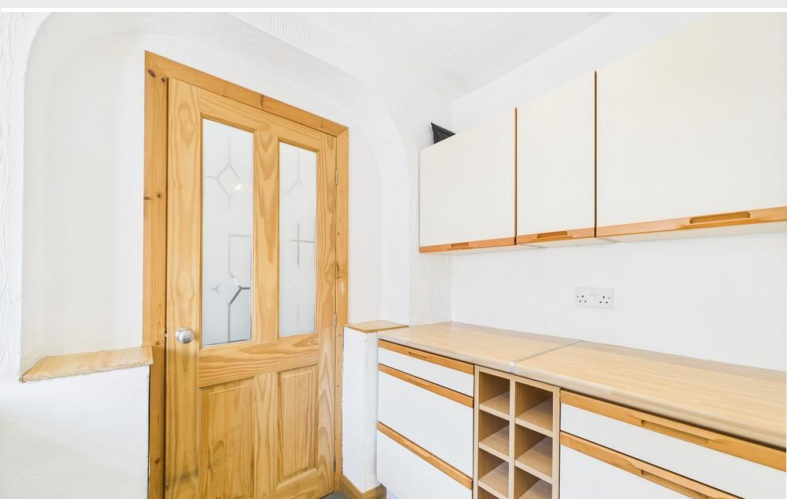
Living Room



Dining



Kitchen



Utility

Set on a quiet residential street just a stone's throw from the Hoad Monument and Ford Park, this three bed mid-terraced property on Clarence Street is a characterful and spacious Edwardian home offering generous accommodation in one of Ulverston's most desirable locations.

The ground floor features a welcoming hallway leading into a bright and airy open-plan living and dining room with high ceilings, original features and a lovely bay window. To the rear sits a traditional-style kitchen with plenty of potential, complemented by a separate utility room and a walk-in pantry, perfect for practical family living.

Upstairs, the property provides three well-sized bedrooms, two doubles and a third ideal as a single, home office or nursery, alongside a contemporary bathroom complete with bath, overhead shower, WC and wash basin.

Externally, the rear yard offers space for seating, pot plants or bike storage.

Built in the early 1900s and full of charm, this home is perfectly positioned within walking distance of Ulverston town centre, local shops, schools, the train station and beautiful green spaces. Ideal for first-time buyers, families or anyone seeking a characterful home with potential in a peaceful and highly convenient setting.

Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market.

Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property from the A590, follow signs for Ulverston town centre. At the Booths roundabout, continue straight onto Canal Street. Look out for a white sign directing you to Ford Park. As the road splits into three lanes, take the right-hand lane and turn onto Swan Street, you'll pass The Swan Inn on your left. Continue along Swan Street, which becomes Hart Street, and proceed past Casson Street. Clarence Street will be on your left, turn here and follow the road to the end. Number 23 is located on the left-hand side.

What3Words: <https://w3w.co/magically.quoted.mops>

Accommodation (with approximate measurements)

Porch 4' 9" x 3' 3" (1.45m x 0.99m)

Living Room 14' 2" x 11' 1" (4.32m x 3.38m)

Dining Room 12' 4" x 11' 6" (3.76m x 3.51m)

Kitchen 16' 4" x 9' 0" (4.98m x 2.74m)

Pantry 6' 3" x 5' 2" (1.91m x 1.57m)

Utility 5' 6" x 8' 2" (1.68m x 2.49m)

Bedroom One 11' 2" x 13' 10" (3.4m x 4.22m)

Bedroom Two 12' 5" x 10' 6" (3.78m x 3.2m)

Bedroom Three 8' 11" x 9' 1" (2.72m x 2.77m)

Family Bathroom 7' 0" x 5' 10" (2.13m x 1.78m)

Services: Mains gas, water and electricity and drainage

Council Tax Council Tax Band C Westmorland and Furness Council.

Energy Performance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £895 per calendar month. For further information and our terms and conditions please contact the Office.

Anti money laundering (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (Excl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



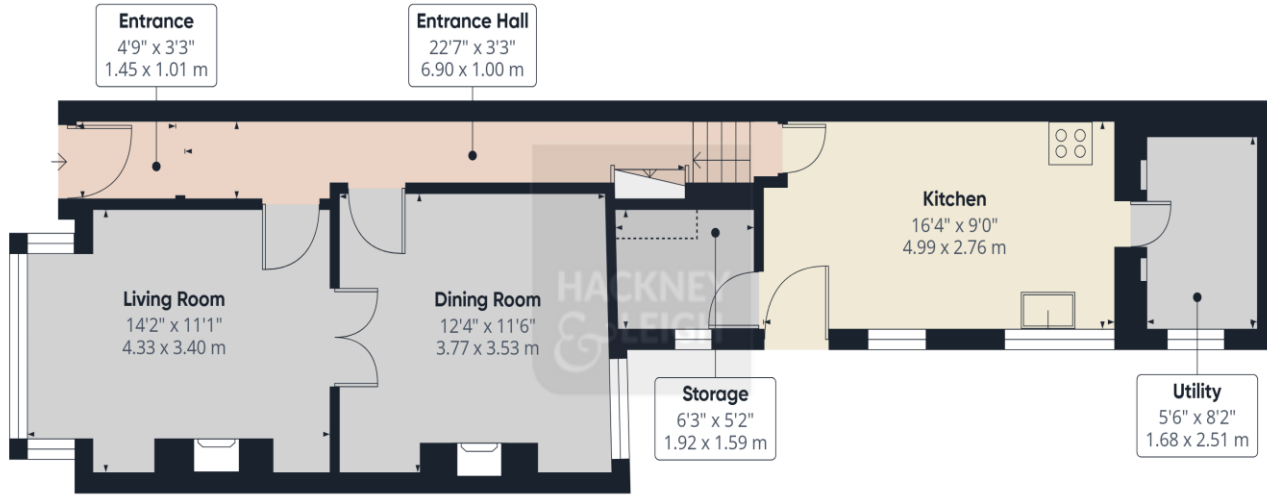
Bedroom One



Bedroom Two



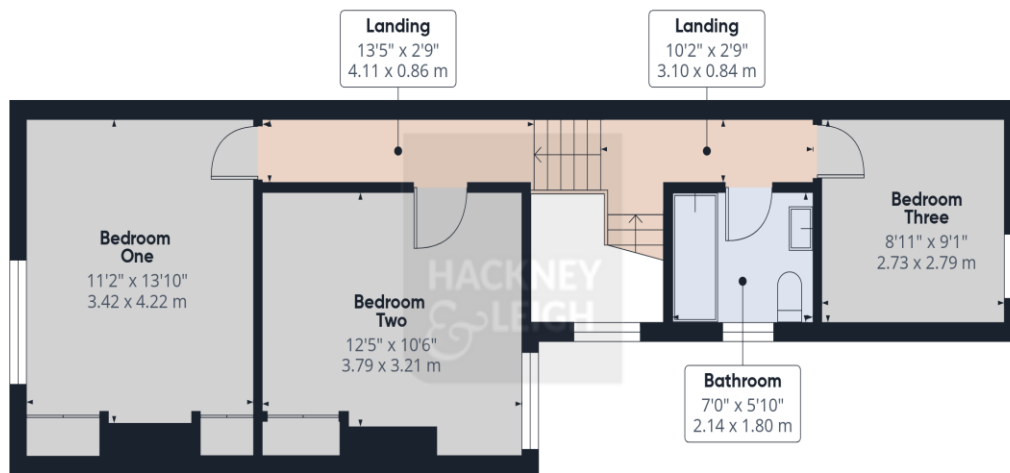
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Floor 0

Approximate total area^m
1117 ft²
103.8 m²

Reduced headroom
4 ft²
0.4 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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