

Ulverston

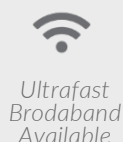
£280,000

11 Town Street, Ulverston, Cumbria , LA12 7EY

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Quick Overview

Victorian / Edwardian Charm
Deceptively Spacious Interior
Wood Burner
Formal Dining Room
Well Appointed Kitchen
Entertainment Suite
Stylish Garden Deck
Driveway Parking
Three Double Bedrooms
No Chain



Property Reference: ULV1023



Kitchen



Living Room



Dining Room



Bathroom

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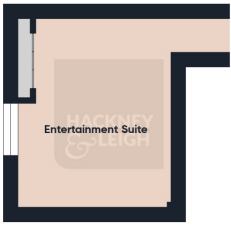
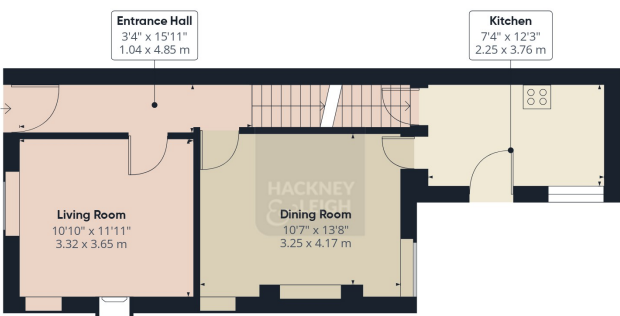
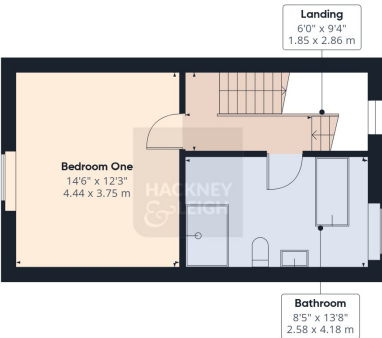
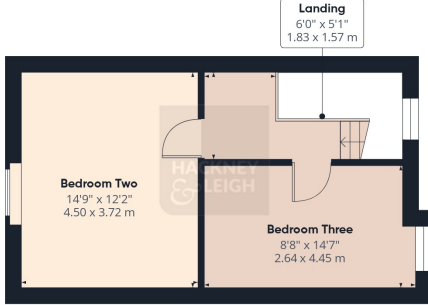
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Bedroom Three



Rear Aspect

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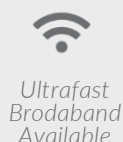
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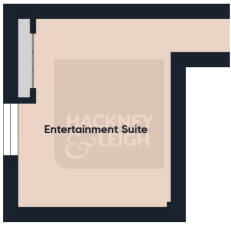
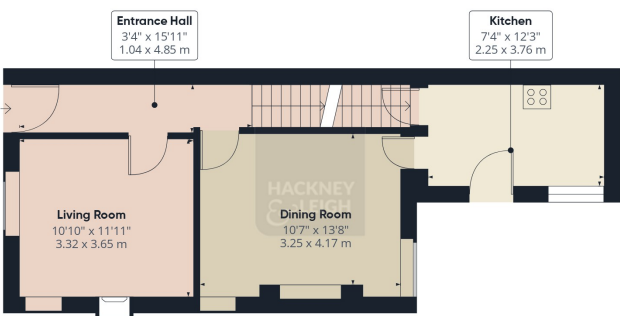
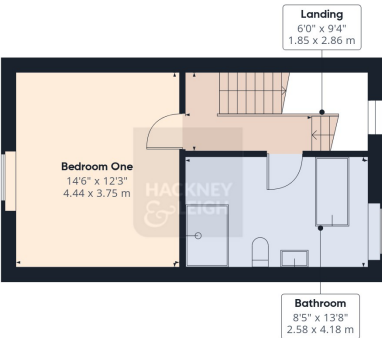
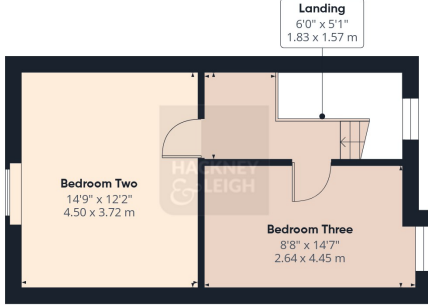
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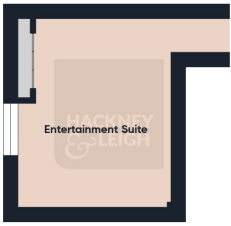
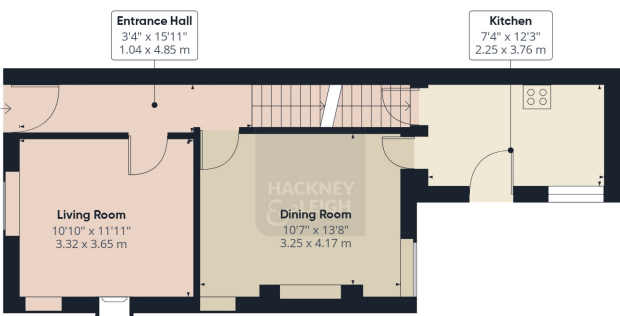
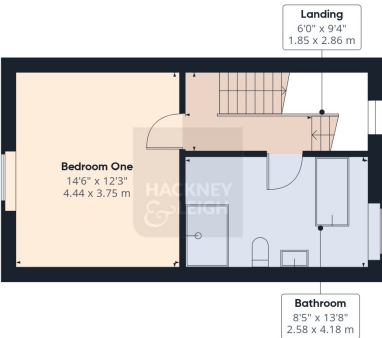
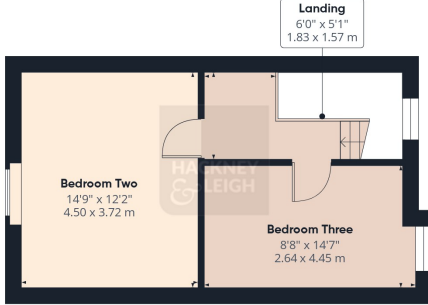
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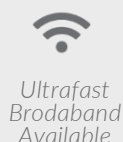
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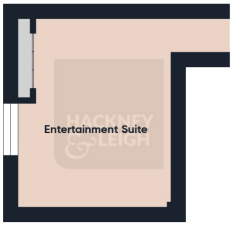
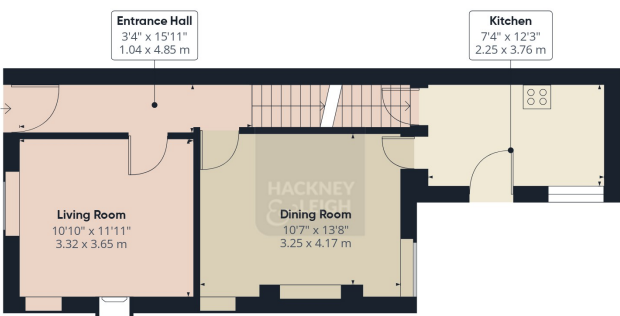
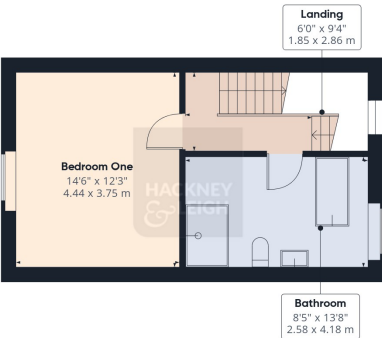
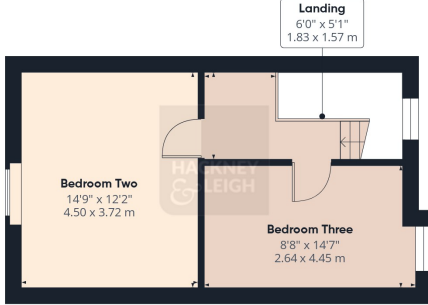
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Material Information

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Please speak to the office for further details.

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Ulverston

£280,000

11 Town Street, Ulverston, Cumbria , LA12 7EY

This deceptively spacious late Victorian/early Edwardian home in the sought-after area of Ulverston combines period character with modern comforts. The welcoming entrance hall leads to a living room with wood burner and a formal dining room, flowing through to a well-appointed kitchen with access to a thoughtfully landscaped garden. Below, a tanked cellar has been converted into a home entertainment suite. The garden cleverly incorporates original cellar slabs and a decked area ideal for morning coffee or alfresco dining. Upstairs, there is a family bathroom with a free-standing roll-top bath and three double bedrooms across two floors. Situated just by the Hoad, this home offers an exceptional location with charm, space, and character.

Quick Overview

Victorian / Edwardian Charm
Deceptively Spacious Interior
Wood Burner
Formal Dining Room
Well Appointed Kitchen
Entertainment Suite
Stylish Garden Deck
Driveway Parking
Three Double Bedrooms
No Chain



Property Reference: ULV1023



Kitchen



Living Room



Dining Room



Bathroom

Property Description This fabulous late Victorian/early Edwardian home perfectly balances period charm with contemporary comfort. Tucked away in one of Ulverston's most sought-after areas, just by the iconic Hoad, this property offers generous living space, thoughtful design, and a lifestyle that will appeal to families, professionals, and anyone seeking character and convenience.

Step inside the elongated entrance hall, where elegant carpet runners complement warm wooden flooring, creating a soft yet stylish welcome. To the right, the living room features a cosy wood burner, perfect for intimate evenings or formal gatherings. Behind this, a spacious dining room provides an ideal entertaining space, flowing seamlessly into a modern, well-equipped kitchen with access to the rear garden.

The tanked cellar below has been cleverly transformed into a home entertainment suite, offering a flexible space for family leisure, movie nights, or hosting friends. The garden has been thoughtfully designed with a nod to the property's history, incorporating original cellar slabs alongside a decked area for alfresco dining or morning coffees.

Upstairs, the first-floor bathroom is a true statement, with a free-standing roll-top bath, shower, toilet, and sink. A generous double bedroom completes this floor, while the second floor offers two further double bedrooms, providing comfortable accommodation for family or guests.

Location is everything, and this home delivers. Just a short stroll from the Hoad, residents can enjoy panoramic views, scenic walks, and easy access to Ulverston's cafes, shops, and amenities. With its combination of historic charm, modern practicality, and versatile living, Town Street is a property that must be seen to be fully appreciated.

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.

Accommodation (with approximate measurements)

Entrance Hall 3' 4" x 15' 11" (1.02m x 4.85m)

Kitchen 7' 4" x 12' 3" (2.24m x 3.73m)

Living Room 10' 10" x 11' 11" (3.3m x 3.63m)

Dining Room 10' 7" x 13' 8" (3.23m x 4.17m)

Entertainment Suite

First Floor

Bedroom One 14' 6" x 12' 3" (4.42m x 3.73m)

Bathroom

Floor 2

Bedroom Two 14' 9" x 12' 2" (4.5m x 3.71m)

Bedroom Three 8' 8" x 14' 7" (2.64m x 4.44m)

Property Information

Services Mains gas, water and electricity and drainage.

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

Tenure Freehold

Council Tax Westmorland and Furness District Council. Band C.

Mobile Services EE, Vodafone, O2 and 3 good coverage.

Broadband Ultra fast Broadband Available - Openreach Network.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £1000 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 (incl. 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).



Bedroom One



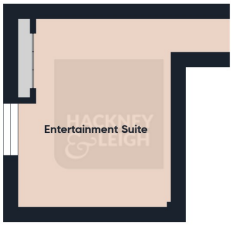
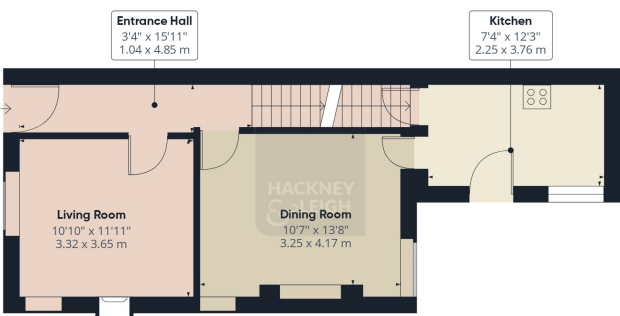
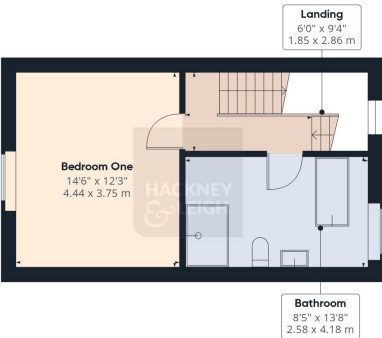
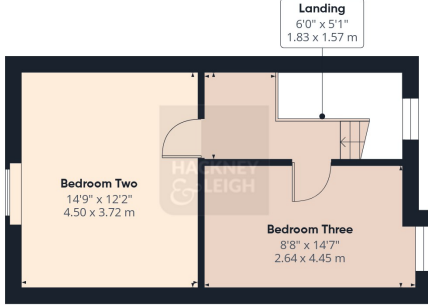
Bedroom Two



Bedroom Three



Rear Aspect

 Floor -1	 Floor 0	 Approximate total area^m 1137 ft² 105.4 m²
 Floor 1	 Floor 2	(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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