



Ulverston

3b Benson Street, Ulverston, Cumbria, LA12 7AG

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140000

Welcome to 3b Benson street. This delightful three bedroom apartment offers open plan living and three double bedrooms in the sought after market town of Ulverston. Whether you are looking for a holiday retreat or permanent home the apartment must be viewed.

Starting Bid £140,000

Quick Overview

- Immediate 'exchange of contracts' available
- Ulverston town centre
- Three double bedroom apartment
- Excellent finish
- New roof
- A short walk from the train station
- A wonderful array of walks accessible from the doorstep
- Ideal weekend retreat or permanent home
- No Chain
- Ultrafast Broadband



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Ultra fast
Broadband
Available

Property Reference: ULV1028



Living room



Living Room



Living Room



Kitchen

If you are looking for a fantastic property in the heart of the historic market town of Ulverston look no further!

3b Benson Street certainly has the wow factor, offering three double bedrooms, open plan living and a high end finish situated on the edge of The Lake District National Park.

Entering through the shared hallway head up the stairs to the the welcoming dual aspect living room. This bright and airy space has an attractive brick feature wall which giving it a contemporary feel. This is perfect place to relax and unwind!

The modern kitchen features high gloss cream wall and base units, a five burner gas hob with extractor fan over, gas oven, one and a half bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, soft close doors with complimentary work tops. There is space for a fridge freezer, the room is partly tiled walls and there are spotlights to the ceiling. With room to dine, this the perfect place to whip up a culinary delight.

There is access from the kitchen to the rear hall, with further storage and fire escape.

The inner hall gives access to three double bedrooms.

Bedroom one is a superb dual aspect double bedroom with a fabulous feature wall.

Bedroom two, a splendid double bedroom, perfect for guests!

Bedroom three, a versatile room which could be utilized as a third bedroom, office or snug.

The stylish shower room comprises of a corner shower enclosure with a Mira shower, vanity unit with wash hand basin and WC. There are spotlights to the ceiling and a modern ladder style radiator. A spacious and useful storage cupboard has plumbing and currently houses a washing machine and dryer.

Outside the property has access to a rear court yard.

Accommodation (with approximate measurements)

Entrance Hall

Kitchen/Living Area 26' 3" x 9' 2" (8m x 2.81m)

Bedroom One 13' 1" x 13' 7" (3.99m x 4.14m)

Bedroom Two 13' 2" x 9' 9" (4.01m x 2.97m)

Bedroom Three 7' 11" x 13' 3" (2.41m x 4.05m)

Bathroom 8' 5" x 4' 4" (2.57m x 1.33m)

Location Ulverston is a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links is renowned for its friendly community spirit and hosts a variety of cultural events throughout the year. Ulverston always something to see and do. With excellent transport links, including nearby train stations and easy access to the Lake District National Park.

Property Information

Anti-Money Laundering Regulations (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).

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Bedroom One



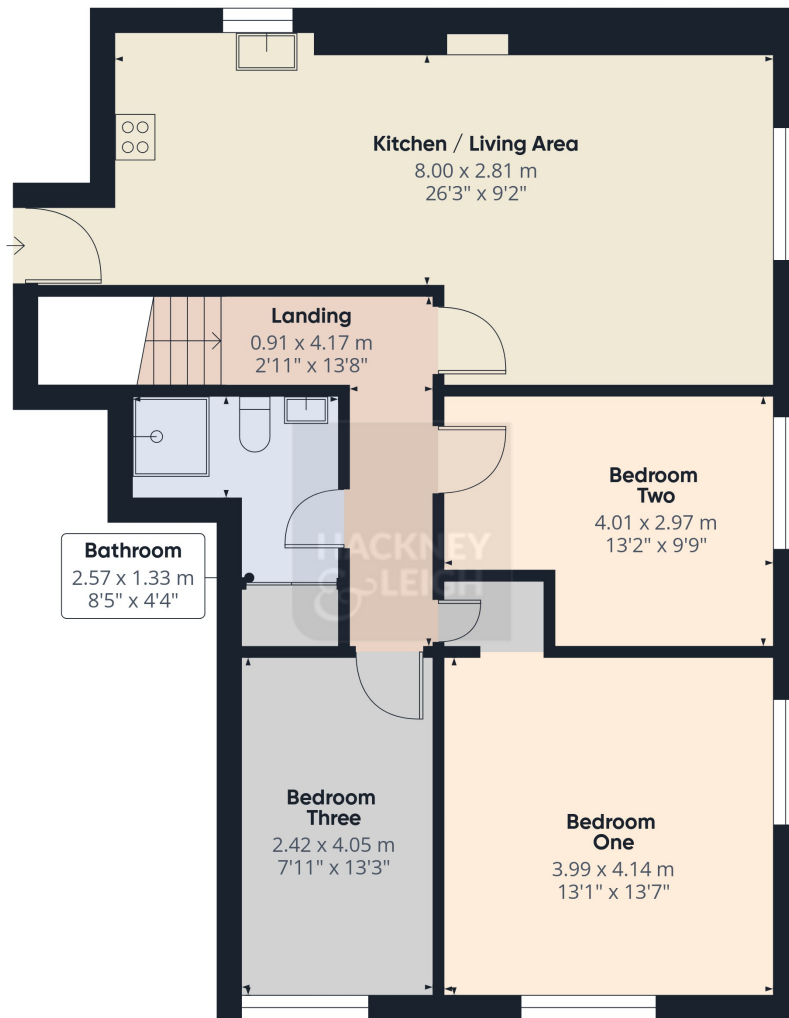
Bedroom Two



Bedroom Three



Shower Room



Approximate total area^m
79.4 m²
856 ft²

(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

Services Mains gas, electricity, water and drainage.

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

Broadband Ultra fast Broadband Available. Openreach Network.

Council Tax Westmorland and Furness District Council.

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

Directions From the A590, take the exit toward Ulverston town centre. Continue on Quebec Street, which leads into the heart of Ulverston. At the roundabout, take the exit onto County Road (A590 spur). Turn left onto Benson Street, you will find a car park at the the end of the street for your convenience.

What3words ///benched.stopwatch.typical

Potential Lettings Figure If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £950 – £1000 per calendar month. For further information and our terms and conditions please contact the office.

Tenure Leasehold. 963 Year remaining on the lease . A copy of the lease is available for inspection at the office. Service charge £1020.00 pa

Material Information Pets are not permitted at this property.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/10/2025.