



## 28 Fountain Street

Ulverston, LA12 7EQ

Don't miss this rare opportunity to own a spacious, character-filled townhouse in the heart of Ulverston. This single-fronted, double-backed property is not just deceptively large but also conveniently located close to the town centre and all its amenities - with the added benefit of a well sized rear courtyard enjoying a superb sun aspect. Internally, the property offers an open plan kitchen-living area with a breakfast bar, open plan reception-dining room, utility come study space, four double bedrooms, two three piece family bathrooms and a ground floor WC, all tied together with a sprinkling of original features throughout. Viewings are strongly recommended for this highly desirable property.

**Offers In The Region Of £375,000**

# 28 Fountain Street

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- Stunning Family Home/Townhouse
- 2 Bathrooms Plus a GF WC
- EPC - D
- Stones Throw to the Town Centre
- Useful Utility/Study Room
- Modern Décor Throughout
- Council Tax Band - B

## Living Room (first floor)

12'0" x 11'2" (3.670 x 3.407)

## Dining Room (first floor)

11'6" x 8'6" (3.529 x 2.593)

## Utility/Study (first floor)

11'0" x 6'8" (3.375 x 2.043)

## Kitchen-Living (ground floor)

23'3" x 11'1" (7.090 x 3.379)

## Pantry (ground floor)

10'9" x 6'9" (3.290 x 2.079)

## WC (ground floor)

3'9" x 2'5" (1.167 x 0.742)

## Family Bathroom (second floor)

## Bedroom One (second floor)

12'2" x 11'6" (3.715 x 3.514)

## Bedroom Two (second floor)

11'7" x 8'8" (3.548 x 2.658)

## Bedroom Three (third floor)

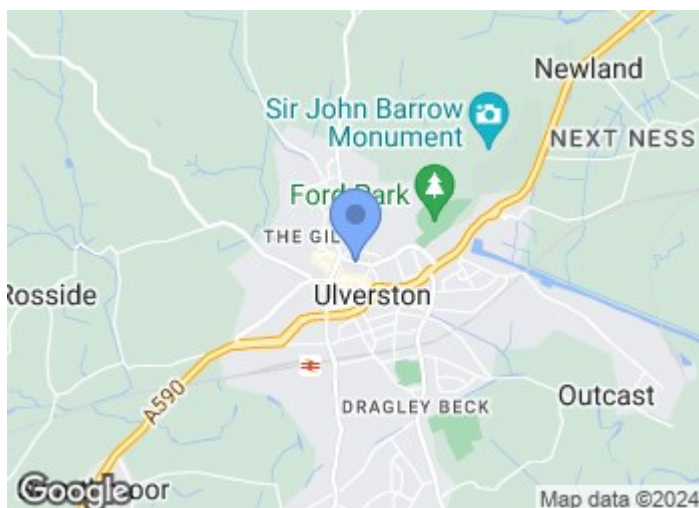
12'3" x 11'3" (3.739 x 3.439)

## Bedroom Four (third floor)

11'9" x 8'8" (3.591 x 2.664)

## Family Bathroom (third floor)

11'4" x 5'10" (3.475 x 1.789)



[Directions](#)





## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

