



9 Market Place

Ulverston, LA12 7BA

Guide Price £160,000



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To be Sold at Auction 17th July - The Halston Hotel, 20-34 Warwick Road, CA1 1AB

A fantastic opportunity to acquire this three-story Grade II listed building, perfectly situated in the heart of the thriving market town center for maximum convenience and visibility. This versatile property includes a prominent shop premises on the ground floor, two apartments above, and a useful cellar room, making it a superb choice for investors. The Cellar room offers useful additional storage space with power and lighting. This property combines historic charm with modern utility, offering multiple income stream potential and unbeatable town center positioning. Don't miss this exceptional investment opportunity!

Ground Floor:

Step into this welcoming retail space which boasts six large windows facing the vibrant Market Square, ensuring excellent visibility and natural light throughout. Spot lighting enhances the modern, well-lit atmosphere. The shop features laminate flooring, ideal for a variety of uses, and is equipped with plumbing, electrical points, and a telephone point for operational needs. A twin-door storage cupboard to the side adds valuable storage space. The cellar is a practical and versatile space, fitted with fluorescent lighting and multiple power points. It also includes plumbing for a washing machine, a water cylinder, and a convenient cloakroom with WC, making it suitable for storage or additional workspace.

Apartment One:

A bright space with five twin-aspect windows overlooking Market Street and King Street, allowing natural light to flood the room. There is an open living flame gas fire set within a cream marble inset and hearth and the room is equipped with multiple power points, ceiling lights, and has a comfortable ceiling height of 2.40m. A built-in cupboard provides practical storage space. The kitchen is fitted with a selection of cream base and wall units, complemented by glazed display units. A stainless steel sink with mixer taps sits conveniently beneath the workspace. Integrated appliances include a cooker with an electric hob, paired with a filter hood, and a fridge/freezer. The bathroom has been fully tiled from floor to ceiling in ivory, creating a clean and polished aesthetic. It features a low-level WC, a wash basin with pedestal, and a low-level bath equipped with side handles for ease of access. An electric over-bath shower completes this practical and well-designed space.

Apartment Two:

The lounge is a bright and welcoming space which features windows overlooking Market Street, providing natural light and a pleasant outlook. The room is decorated in neutral tones and the gas fire with a built-in slate surround and hearth adds a cozy focal point. The room is equipped with power points, a TV/telephone point, and a fire alarm for safety and convenience. The kitchen is well-fitted with a range of base and wall units, offering ample storage and workspace. Appliances include a four-ring electric hob, a Lamona electric fan oven, and space for a fridge/freezer. There is also a recess with plumbing for a washer, making it a practical and functional space for daily needs. The bedroom boasts three twin-aspect windows, allowing for a great degree of natural light. A painted fire surround adds a touch of character, and the room offers a neutral, versatile décor that would suit any style of furnishings. The bathroom is fitted with a three-piece suite, including a toilet, a wash basin with pedestal, and an electric shower. The layout is both functional and neatly designed. There is loft access, offering extra storage or potential for further development.

Shop

18'4" x (13'9") x 18'0" (5.60 x (4.20) x 5.50)

Cellar

19'0" x 16'4" (ceiling height of 6'10")
(5.80 x 5.00 (ceiling height of 2.10))

Apartment One

Lounge Diner

18'8" (13'1") x 11'9" (5.70 (4.0) x 3.60)

Kitchen

8'6" x 9'2" (2.60 x 2.80)

Bathroom

4'11" x 5'2" (1.50 x 1.60)

Apartment Two

Lounge

11'5" x 9'6" (3.50 x 2.90)

Kitchen

8'10" x 7'2" (5'6") (2.70 x 2.20 (1.70))

Bedroom

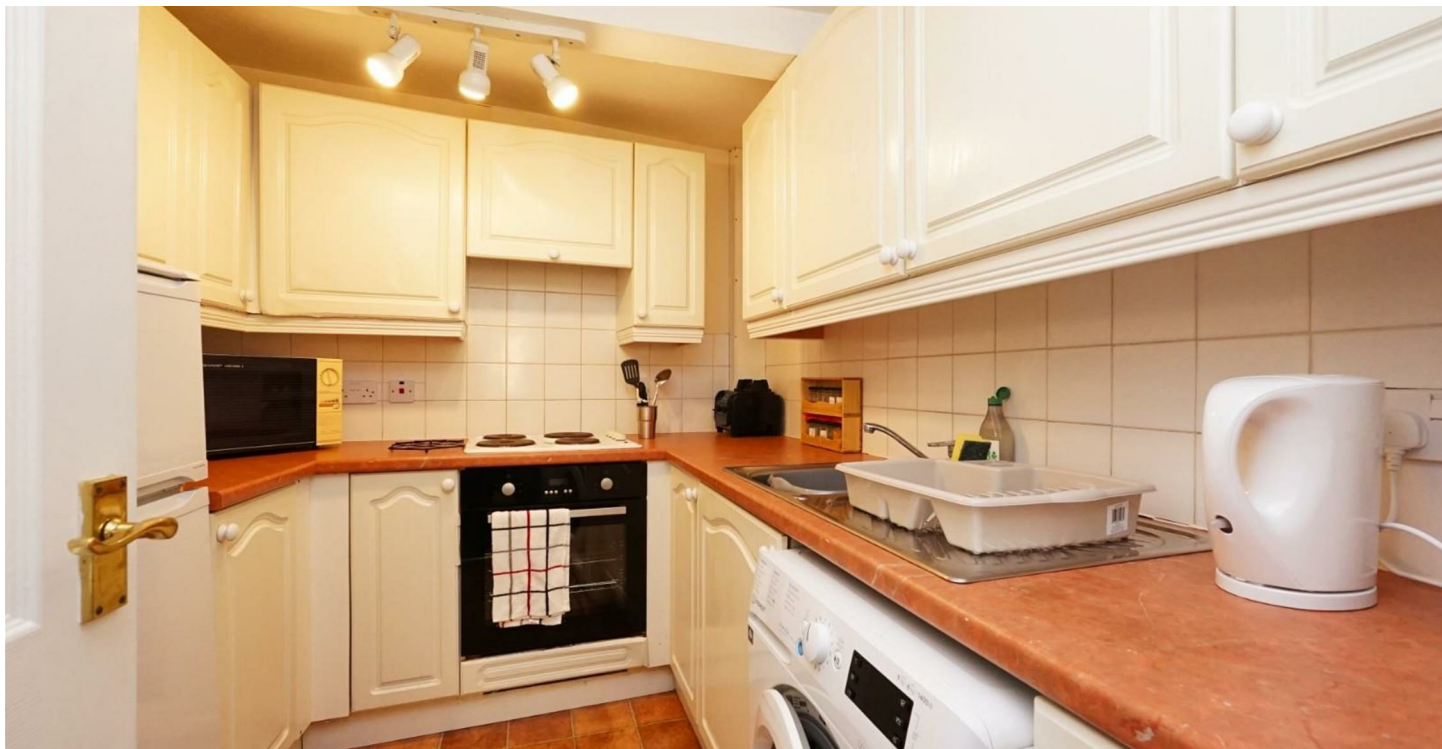
9'2" x 8'10" (2.80 x 2.70)

Shower Room

4'11" x 4'7" (1.50 x 1.40)

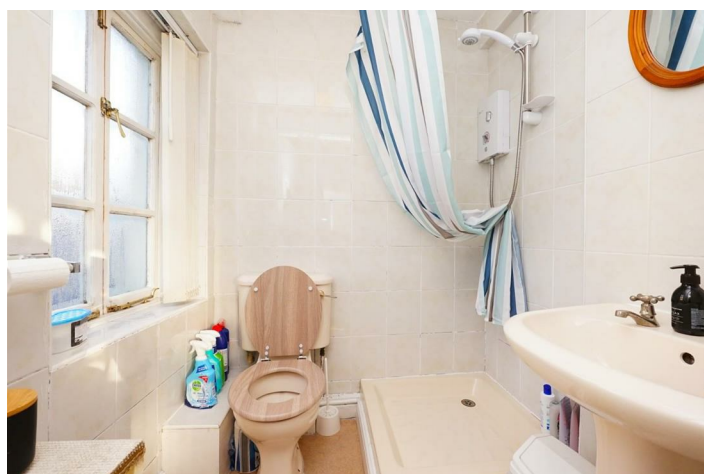
Loft

13'1" x 9'10" (4.0 x 3.0)

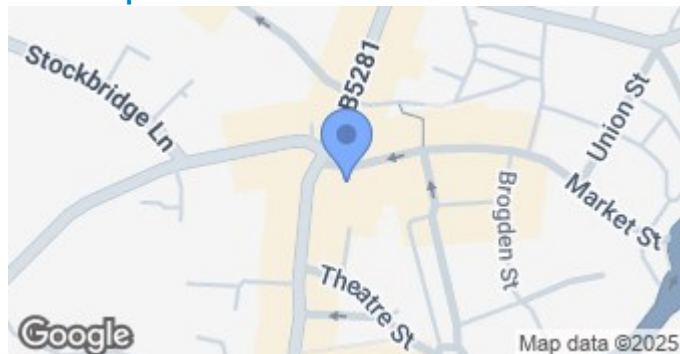


- Grade II Listed
- Ideal Investment Opportunity
 - Useful Cellar
- Ground Floor Shop Premises

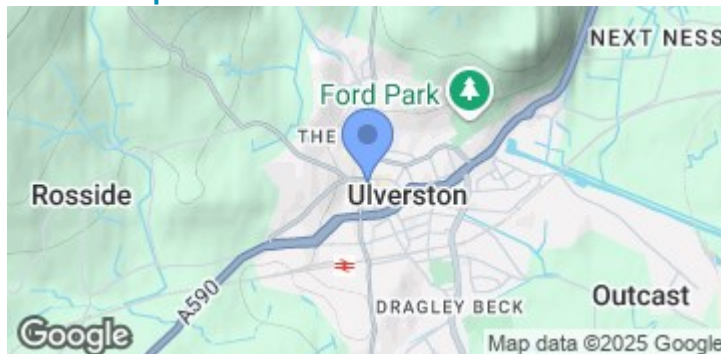
- Town Centre Location
- Gas Central Heating
 - 2 Apartments
- Residential Accommodation EPC Exempt



Road Map

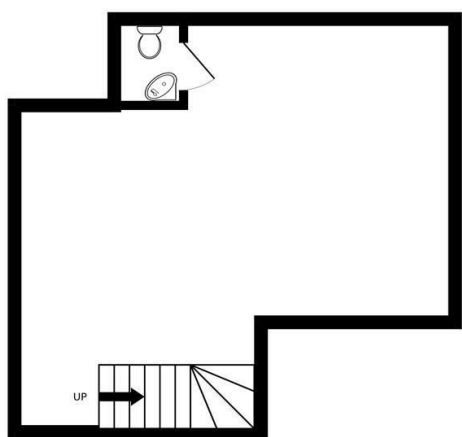


Terrain Map

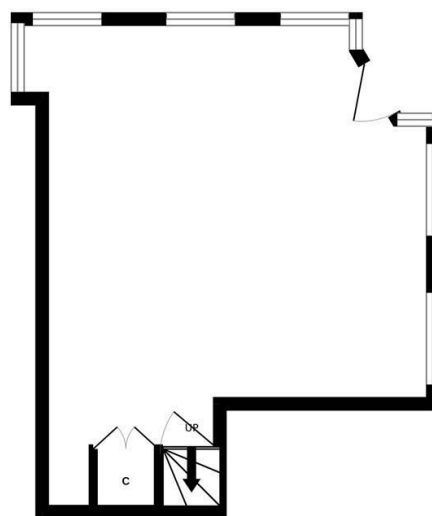


Floor Plan

BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		