



## 16-18 Fountain Street

Ulverston, LA12 7EQ

Offers In The Region Of £250,000



3



1



2



# 16-18 Fountain Street

Ulverston, LA12 7EQ

## Offers In The Region Of £250,000



*This interesting and versatile property is located in a prominent position along the one-way arterial approach road to the bustling market town, offering excellent visibility and convenience. With obvious potential for conversion to residential use (subject to necessary change of use), this deceptively spacious property presents a range of possibilities for prospective buyers. There is also the added benefit of secure off road parking/car port. No onward chain, enabling a swift purchase.*

Step into the first reception/sales area, a bright and inviting space featuring two sash windows overlooking the front and side aspects. The focal point is a characterful cast iron fireplace, adding a touch of charm, while the hardwood flooring enhances the traditional feel.

Continue through to the second reception/sales area, which seamlessly connects with the first room, offering coordinating flooring, a front-facing sash window, built-in shelving, and open access to the staircase. There is also a useful under-stair storage area.

Moving through to the kitchen diner, you'll find traditional base and wall units complemented by butcher block work surfaces. There is ample space for a dining table, and two borrowed light windows bring in additional brightness. A door provides access to the side yard/parking area.

On the first floor, there are two offices/bedrooms, both benefiting from sash windows. The three-piece bathroom includes a low-level flush WC, wash hand basin, and a bathtub with an over-bath shower attachment. A side-facing window allows for natural light.

The top floor houses a spacious versatile room with a lower sash window and loft access, offering excellent potential for additional storage or alternative use.

### Reception/Retail Area One

19'8" x 10'5" (6.00 x 3.20)

### Reception/Retail Area Two

16'4" x 7'6" (5.00 x 2.30)

### Kitchen Diner

15'1" x 6'10" (4.60 x 2.10)

### Landing

extends to 11'1" (extends to 3.40)

### Room One

16'4" x 7'2" (5.00 x 2.20)

### Room Two

14'1" x 6'10" (4.30 x 2.10)

### Bathroom

7'10" x 4'7" (2.40 x 1.40)

### Attic area

16'8" x 7'6" (5.10 x 2.30)

### Store/Car Port

18'0" x 8'2" (5.50 x 2.50)

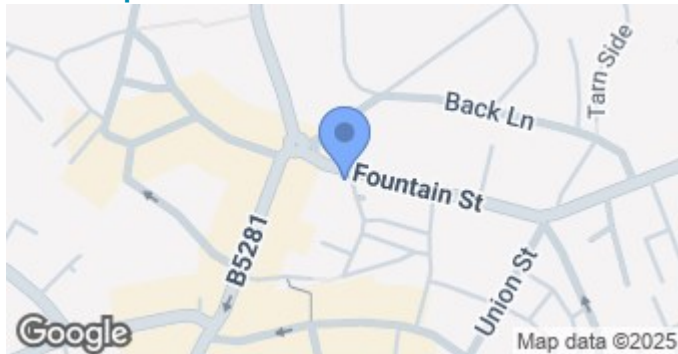




- Prominent, Town Centre Location
  - Gas Central Heating
  - External Store/Car Port
- Potential for Residential (Subject to Change of Use)
- Superb Investment Opportunity
  - Conservation Area
  - No Onward Chain
  - Unique and Characterful



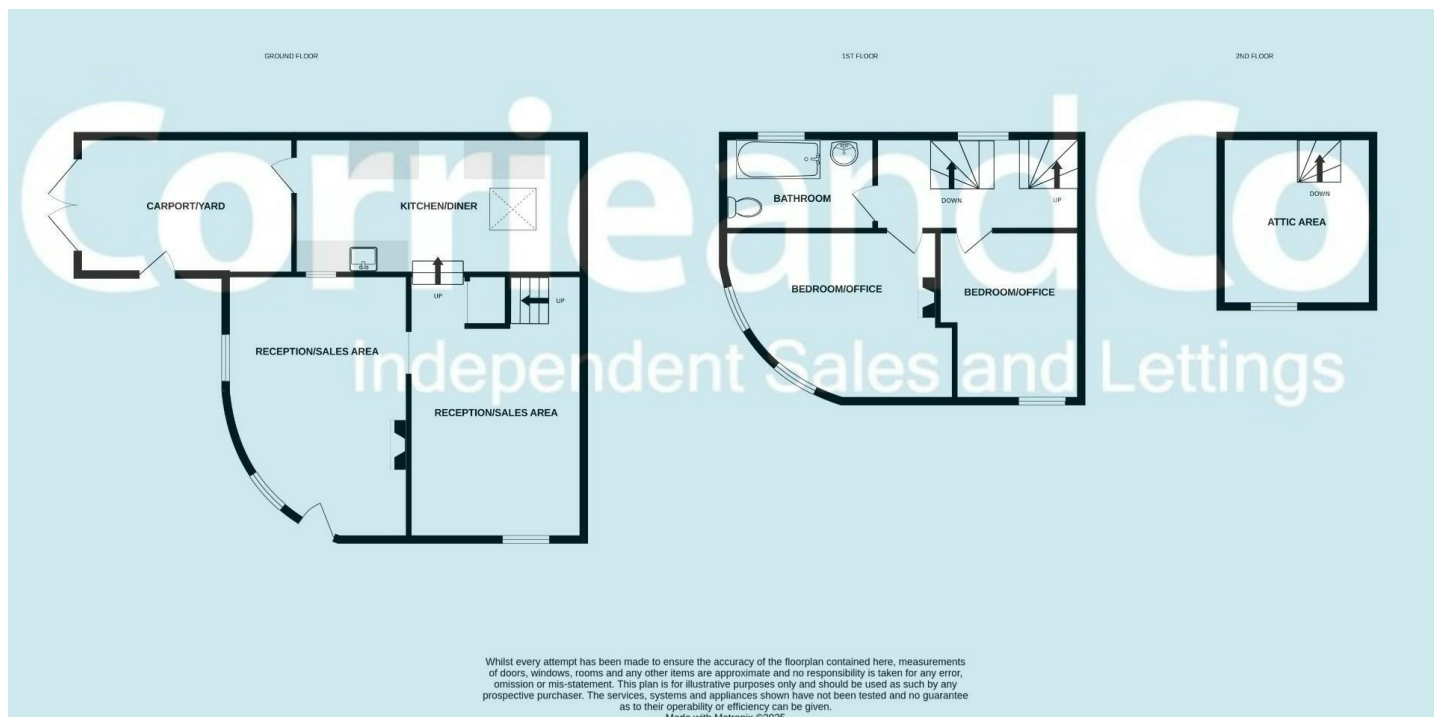
## Road Map



## Terrain Map



## 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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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