



**50 Lightburn Road, Ulverston**

**Offers Over £255,000**



- Four-bed terrace property
- Living room / dining room
  - Large bathroom
  - In need of updating
- Double glazed, part gas central heating

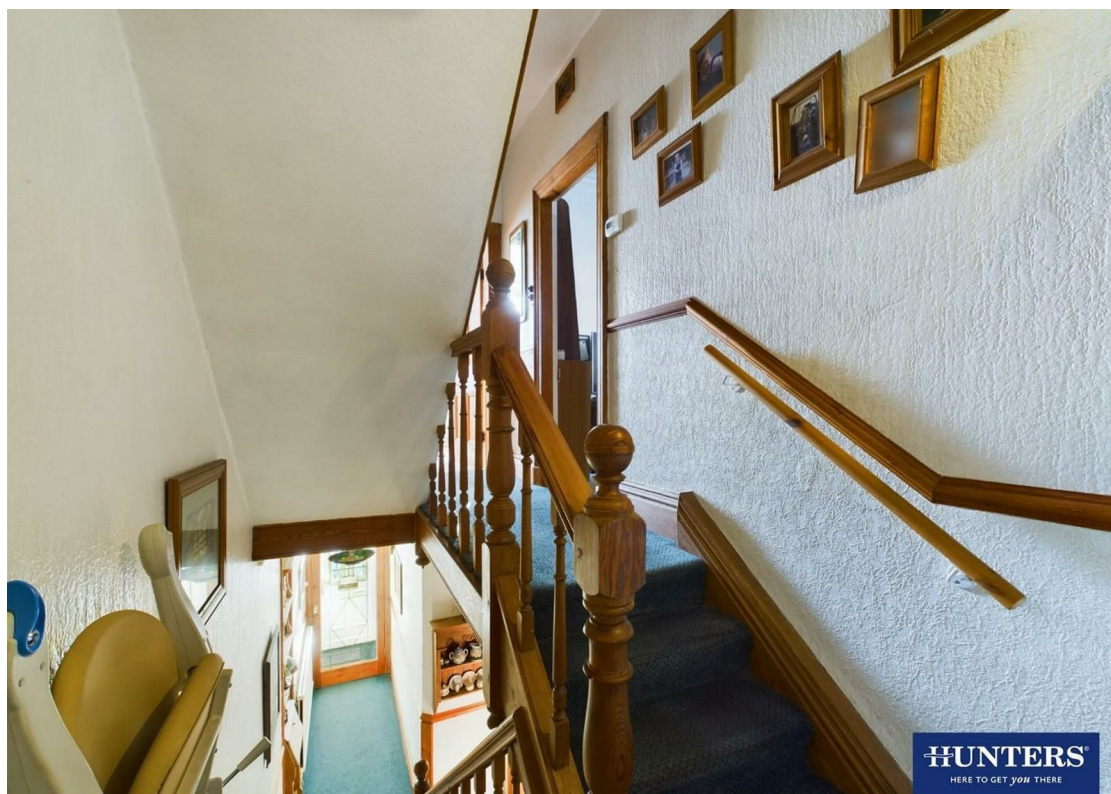
- Attractive stone front and sandstone detailing
  - Kitchen
  - Basement & garage
- Ready for modernisation
  - Council Tax D

An opportunity to place your stamp on a Victorian terrace town house, with four-bedrooms and accommodation spread over three floors. The property has been in the same ownership for over forty years and ready now for updating into a modern, spacious home.

Accommodation comprises of entrance hall, living room, dining room, and kitchen, then on the first floor there are two double bedrooms, a bathroom and a dressing room, whilst to the second floor you will find two further double bedrooms.

In addition there is a basement and a garage to the rear of the property, both of which offer scope for further development. The property is double glazed and part centrally heated.

Located just a two minute walk from the centre of the pretty market town of Ulverston with its many shops, bars and restaurants. The town is served by many schools including UVHS Secondary and the Sir John Barrow Junior School is just down the bottom of the road. The A590 connects Ulverston with the M6 and the southern tip of the Lake District National Park is just a ten minute drive away. Ulverston is also served by a railway station connecting with West Coast main line at Lancaster.





Floor -1



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>8)</sup>**

1802.12 ft<sup>2</sup>  
167.42 m<sup>2</sup>

**Reduced headroom**

16.2 ft<sup>2</sup>  
1.51 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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