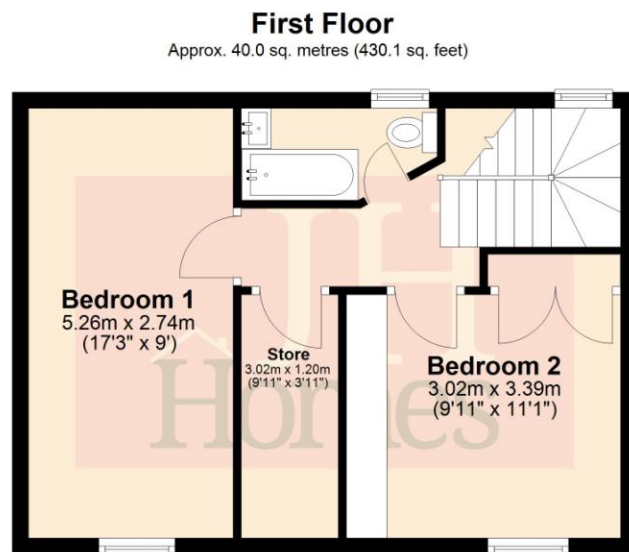
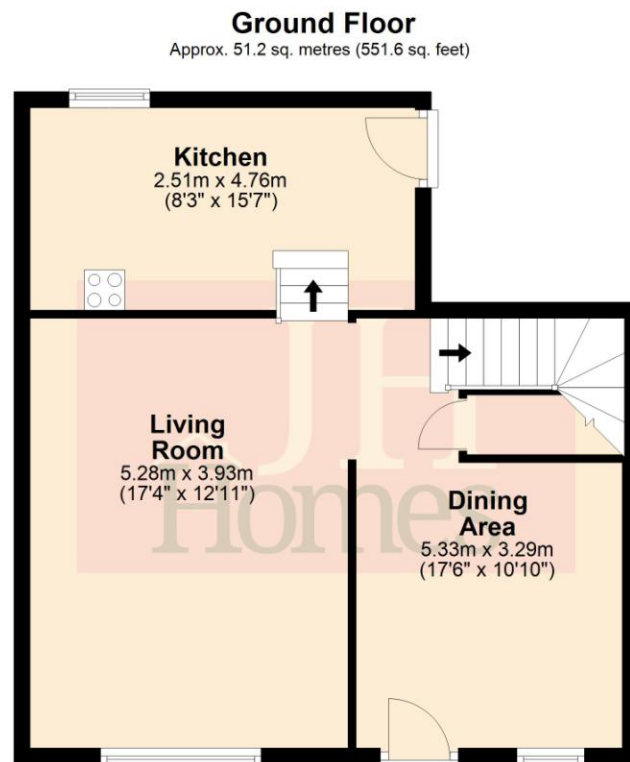




Total area: approx. 91.2 sq. metres (981.6 sq. feet)

DIRECTIONS

From the office of JH Homes on foot, walk down the cobbled Market Street and at the Co-op turn left, follow the passage and cross the car park. Alternatively, drive down Market Street and at the roundabout take the first left onto Brewery Street which becomes Fountain Street.

The property can be found by using the following "What Three Words What3Words <https://w3w.co/bands.pulled.dockers>

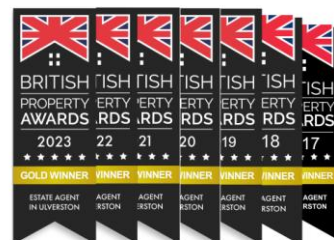
GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, gas, drainage and water are connected.



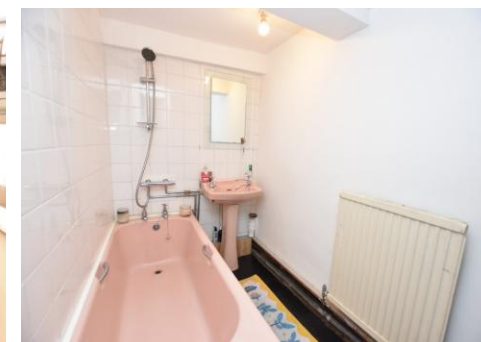
Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

JH Homes

JH Homes

£235,000



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**19 Fountain Street, Ulverston,
LA12 7EQ**

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN
www.jhhomes.net or contact@jhhomes.net

Most interesting historic and traditional cottage property situated in this prominent location in the heart of Ulverston. This lovely property was originally a shop and offers a well-proportioned home of character with excellent access to the town centre and amenities. Although in need of some completion works, it is perfect for the DIY enthusiast. Offering well-proportioned accommodation that comprises of lounge, which is open to the adjacent dining room, rear kitchen and to the first floor two bedrooms with mezzanine areas and bathroom. The cottage has the excellent advantage of a garden to the rear which is a great advantage for a town centre property. Gas fire central heating system and partial double glazing. In all an excellent home in a pleasing and convenient location offering great potential with early viewing invited.



Accessed directly from Fountain Street via traditional wooden front door with double glazed upper panes opening directly into:

LOUNGE
17' 3" x 13' 0" (5.27m x 3.98m)
Spacious proportions with immense amount of character, painted beams and timbers to ceiling and a feature stone pointed wall to front with deep double-glazed window looking across Fountain Street towards Buxton Place car park. Central fireplace feature with stove set on slate hearth making a pleasant focal point to the room. Half wall divide between living area and dining area, two radiators, recessed former window display area and steps leading up to kitchen.

DINING ROOM
12' 2" x 10' 8" (3.72m x 3.26m)
Single glazed single sash window to front with stone reveals to side and a painted lintel. Further exposed and painted beams/timbers to ceiling and door to stairs leading to first floor, with door to under stairs store. Adjacent to the window, a further door (no longer in use) onto the street and a radiator.

KITCHEN
15' 8" x 8' 1" (4.79m x 2.47m)
Accessed via steps from lounge. Fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating stainless steel sink unit with drainer and splash back tiling. Tiling extends to windowsill with single glazed window overlooking rear garden, recess and plumbing for washing machine, recess for dryer, point for gas cooker and space for fridge/freezer. An excellent area with vaulted ceiling and painted beams/timbers. A well-proportioned kitchen offering great potential with double radiator, gas boiler for heating and hot water system and door to rear garden.

FIRST FLOOR LANDING
Stairs lead to first floor from dining area, with traditional sash window to side, exposed stone walls and landing giving access to two bedrooms and bathroom.



BEDROOM
12' 0" x 9' 11" (3.68m x 3.03 m) max
Well-proportioned double room with excellent vaulted ceiling and exposed beams and timbers. Free standing wardrobe to one wall, radiator and rustic shelving. Single glazed window to front with a deeper sill offering pleasant aspect beyond Fountain Street towards Buxton Place car park and beyond. Requires completion by the new owners which will be apparent upon viewing, but overall has great potential.

BEDROOM
9' 0" x 17' 5" (2.75m x 5.33m)
Single glazed window to front with deeper sill, radiator and exposed beam feature with wooden ladder giving access to a mezzanine floor. Again the room is unfinished but offers super potential.

BATHROOM
10' 7" x 4' 9" (3.23m x 1.45m)
Fitted with a three piece suite in pink comprising of enamel bath with over bath shower attachment, pedestal wash hand basin with mirror above and WC. Sash window to rear looking towards garden, radiator and tiling to splashbacks around the bath and sink.

EXTERIOR
Accessed from the kitchen or gated passage with brick set patio area to side. The rear garden is a lovely feature of the property, complete with a area of lawn and currently has an open divide with neighbouring property which is easily fenced and gated if required. A real benefit in the town centre and offers great further potential, ideal for the family purchaser, pet owner or buyers wanting an area for alfresco entertaining. Please note, there is a right of access across the rear of the property for the neighbours removal of bins.

