

FREEHOLD



**13 CLARENCE STREET,
ULVERSTON,
LA12 7JJ**

£325,000

FEATURES

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| Stunning Traditional Terraced Home | Four Good Bedrooms |
| Beautifully Presented Throughout | Gas Central Heating System & Double Glazing |
| Lounge, Dining Room & Cellar | Excellent Location Close To Town |
| Fabulous Breakfast Kitchen | Lovely home Suited To A Range of Buyers |
| Stylish Modern Four Piece Bathroom | Early Viewing Invited & Recommended |



Simply stunning. This impressive Edwardian forecourt-fronted mid-terrace home is set in a highly popular and convenient location, offering easy access to Ulverston town centre and its excellent range of amenities. Beautifully presented by the current owners, this exceptional property delivers stylish, comfortable living while proudly retaining a wealth of original period features. The well-proportioned accommodation comprises of a welcoming entrance hall, elegant lounge, separate dining room, fitted kitchen and useful cellar. Arranged over the upper two floors are four generous bedrooms and a luxurious four-piece family bathroom. Further benefits include gas central heating system and uPVC double glazing throughout. Externally, the home boasts an attractive forecourt frontage and a spacious, low maintenance flagged rear yard, perfect for relaxing or entertaining. A truly outstanding period home that will appeal to a wide range of buyers, including families - early internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Accessed through a modern composite double glazed front door with a leaded arched upper pane and double-glazed pane to the door frame. Opening into:

ENTRANCE HALL

Beautiful traditional tiled floor, detailed coving and plaster moulded features including a narrow alcove recess. To the end of the hall is the staircase to the first floor and doors to the lounge and dining room.

LOUNGE

14' 9" x 10' 11" (4.5m x 3.33m)

Well-proportioned room attractively decorated with a papered chimney breast, detailed coving and ceiling light rose point. UPVC double glazed bay window and double radiator. Complete with a recessed fireplace feature, with point for an electric fire creating a pleasant focal point. Overall, a comfortable, well-presented room.

DINING ROOM

11' 4" x 9' 10" (3.45m x 3m)

Very well presented space including a feature fireplace with exposed brickwork and stone lintel with a slate hearth used for display purposes. Traditional alcove cupboard to the side with cupboards and drawers, stripped wood flooring and uPVC double glazed window offering an aspect to the rear yard. With attractive décor, two ceiling light points and a radiator.

KITCHEN/BREAKFAST ROOM

11' 7" x 8' 4" (3.53m x 2.54m)

Lovely light and well-presented room fitted with a range of base, wall and drawer units with wood block effect worktop over incorporating stainless steel bowl and a half sink unit with drainer, mixer tap and splash back tiling. Integrated range cooker with a five-burner hob and twin ovens, burgundy shaded glass splashback and cooker hood above along with an eyelevel microwave. Built-in fridge/freezer and dishwasher with matching decor panels and the worksurface extends to create a feature breakfast bar area. Complete with light grey wood grain effect laminate flooring, and PVC double French doors opening to the rear yard.

CELLAR

11' 0" x 14' 2" (3.35m x 4.32m)

Access from a flight of stairs and has full head height, a central bench, offers excellent general storage space and houses the gas and electric meters.

FIRST FLOOR LANDING

From the entrance hall the staircase with wooden newel post and handrail leads to the first floor. There is a turn at the three-quarter landing before the staircase continues to the first floor, with further stairs to the upper rooms. The three-quarter landing

gives access to the bathroom and a cupboard that houses the gas boiler for the heating and hot water system, complete with coat hooks and a shelf.

BATHROOM

Recently fitted and well-appointed modern bathroom piece suite comprising of WC with pushbutton flush, panel bath with wall mounted mixer tap, glazed walk-in shower cubicle with fixed rain head shower, flexi-track spray and recess shelf for toiletries. Vanity unit with twin wash hand basins and storage drawers under in a grey high gloss finish. With modern stylish panelling to one wall, "Rack" illuminated mirror and a ladder style towel radiator. Tiling to the walls and floor, uPVC double glazed pattern glass window, inset lights to the ceiling and an extractor fan. Overall, a lovely, modern bathroom.

BEDROOM

12' 6" x 14' 7" (3.81m x 4.44m)

A generous double bedroom to the front of the property having attractive, classic decor and a fabulous central fireplace feature in slate, with a marbled finish, traditional casting inset and grate with a slate hearth, making this a lovely feature to the room. Two uPVC double glazed windows, traditional coving to the ceiling and stripped wood flooring as well as a double radiator.

BEDROOM

11' 7" x 8' 10" (3.53m x 2.69m)

Situated to the rear of the property with a uPVC double glazed window, attractive decor and radiator.

STAIRS

The staircase returns from the first floor landing with a continuation of the wooden newel post handrail and spindles, and a double glazed roof light at the three-quarter landing. The top landing gives access to bedrooms three and four.

BEDROOM

11' 7" x 14' 4" (3.53m x 4.37m)

Spacious double room with uPVC double glazed window to the front, stripped wood flooring, radiator and light neutral decor.

BEDROOM

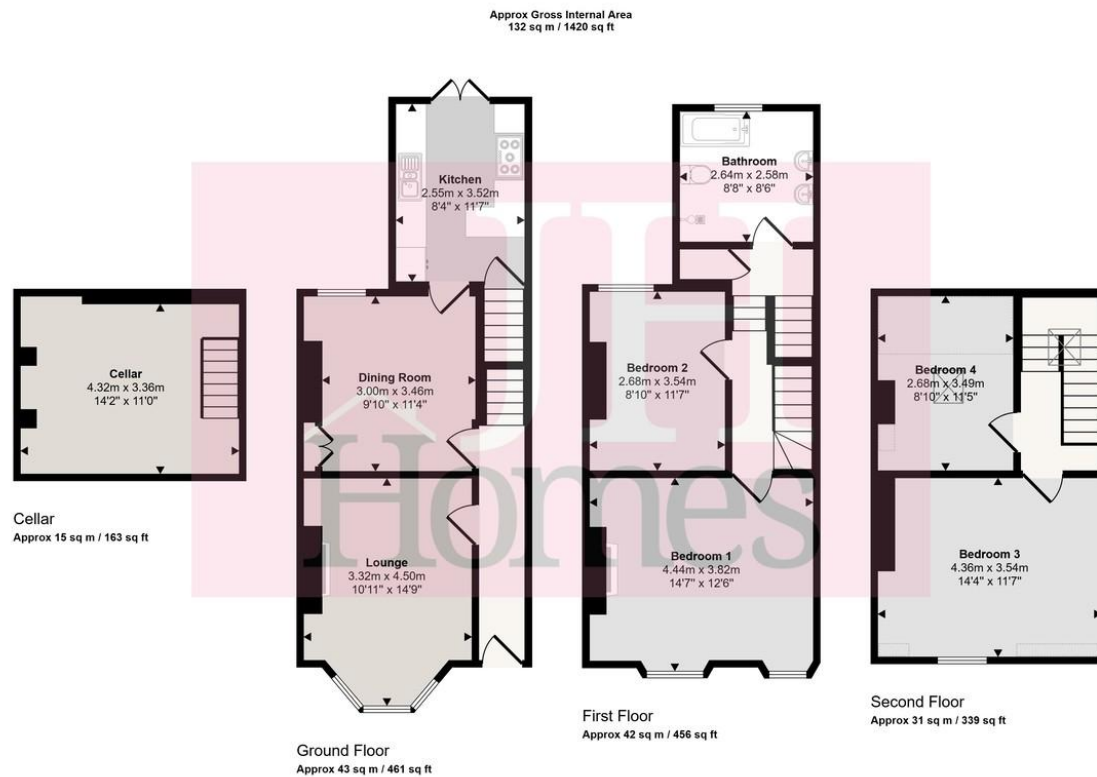
11' 5" x 8' 10" (3.48m x 2.69m)

A further good bedroom with Velux roof light, vaulted ceiling with reduced head height to the sides and plumbing for a radiator which is not currently connected.

EXTERIOR

Forecourt to the front of the property with a path leading to the front door. To the rear is a flagged and well-presented yard offering useful outdoor seating space, with steps down to a door leading to rear service lane.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

From the office turn right onto Market Street and at the bottom of the street, take the first exit at the roundabout. Then turn right onto Hart Street, continue down the road and take the third turn right into Clarence Street. Proceed down the street and the property is on the left identified by our pink "For Sale" board.

The property can be found by using the following approximate "What Three Words"

<https://w3w.co/supple.model.quilt>

EPC TO FOLLOW



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.