

HACKNEY & LEIGH

Ulverston

£165,000

19 Casson Street, Ulverston, Cumbria, LA12 7JQ

Set on a quiet residential street just a short walk from the Hoad Monument and Ford Park, this characterful two-bedroom mid-terraced home offers well-proportioned accommodation in one of Ulverston's most sought-after locations.

The property is perfectly positioned within walking distance of Ulverston town centre, local shops, schools, the train station and beautiful green spaces. Ideal for first-time buyers, families or anyone seeking a characterful home with potential in a highly convenient setting.

Quick Overview

Two Bed Mid Terraced House
Highly Popular Area
Open-Plan Living and Dining Room,
Traditional-Style Fitted Kitchen
Utility/Storage area
Two Good Sized Bedrooms
Family Bathroom and Separate Shower
Rear Enclosed yard
On Road Parking available
Ultra fast Broadband Available

Property Reference: ULV1020

2	1	1	C	*Ultra fast Broadband*	*On Road Parking*



Lounge through to Dining Room



Kitchen



Kitchen



Landing Area

Set on a quiet residential street just a short walk from the Hoad Monument and Ford Park, this characterful two-bedroom mid-terraced home offers well-proportioned accommodation in one of Ulverston's most sought-after locations.

The ground floor opens with an entrance hallway leading into a spacious open-plan living and dining room, ideal for everyday living. To the rear, a traditional-style fitted kitchen provides plenty of potential and is equipped with an integrated electric oven and gas hob, along with a freestanding fridge freezer, dishwasher and washing machine. A separate storage/utility within the rear porch areas adds valuable practicality, perfect for family life.

To the first floor are two good-sized bedrooms and a well-appointed family bathroom, featuring a bath, separate shower cubicle, WC and wash basin. There is also access to the loft, offering useful additional storage.

Externally, the property benefits from a generous rear yard, providing space for outdoor seating, potted plants or secure bike storage.

The property is perfectly positioned within walking distance of Ulverston town centre, local shops, schools, the train station and beautiful green spaces. Ideal for first-time buyers, families or anyone seeking a characterful home with potential in a highly convenient setting.

Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market.

Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property from the A590, follow signs for Ulverston town centre. At the Booths roundabout, continue straight onto Canal Street. Look out for a white sign directing you to Ford Park. As the road splits into three lanes, take the right-hand lane and turn onto Swan Street, you'll pass The Swan Inn on your left. Continue along Swan Street, which becomes Hart Street. Casson Street. will be on your left, turn here and follow the road half way down and number 19 is located on the left-hand side.

What3Words: https://drizzly.purple.stealing

Request a Viewing Online or Call

Accommodation (with approximate measurements)

Entrance Hallway
Ground Floor
Lounge 10' 10" x 9' 6" (3.3m x 2.9m)
Dining Room 13' 1" x 12' 10" (3.99m x 3.91m)
Kitchen 9' 2" x 7' 7" (2.79m x 2.31m)
Storage/Utility Room 9' 2" x 4' 11" (2.79m x 1.5m)
Upper Floor
Landing Area
Family Bathroom
Bedroom Two 13' 1" x 7' 10" (3.99m x 2.39m)
Bedroom One 13' 1" x 10' 10" (3.99m x 3.3m)
Services Mains gas, water and electricity.

Council Tax Band A

Energy Perfortmance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Tenure Freehold (Vacant possession upon completion).

Viewings Strictly by appointment with Hackney & Leigh.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £700 - £750 per calendar month. For further information and our terms and conditions please contact the Office.

Anti money laundering (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bathroom



Bathroom



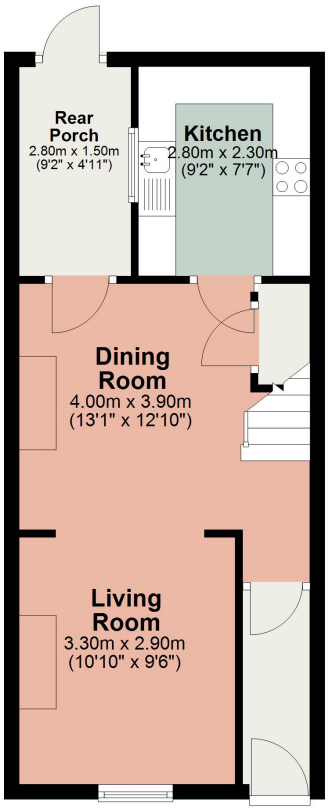
Bedroom One



Bedroom Two

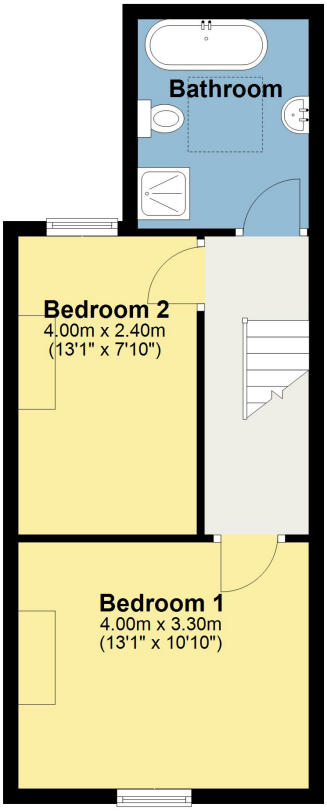
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

19 Casson Street, Ulverston

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