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INDEPENDENT SALES & LETTING AGENTS

22 Sun Street

Ulverston, LA12 7BX

Offers In The Region Of £240,000

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This beautifully presented three-bedroom family home offers spacious accommodation arranged over three floors, combining period charm with stylish modern living. Featuring two generous reception rooms, a contemporary open-plan kitchen/diner, a useful lower-ground storage cellar, utility room, detached garage and a converted loft bedroom, the property provides exceptional flexibility for modern lifestyles. Enjoying pleasant open views across the allotments to the rear, together with a private courtyard garden and off-road parking, this impressive home is ideally suited to growing families or buyers seeking generous living space in a convenient location.

Entering through the attractive double-fronted façade, you are welcomed into a bright entrance vestibule which leads directly into the spacious front lounge. This inviting reception room enjoys a large front-facing window, a feature gas fire creating a warm focal point, and ample space for comfortable family seating.

Adjacent to the lounge is the separate dining room, offering an excellent space for formal dining and entertaining. This versatile room retains an attractive original fireplace, adding character and charm to the home.

To the rear of the property is the impressive open-plan kitchen/diner, beautifully designed with a range of contemporary wall and base units, integrated electric oven, four-ring induction hob and slimline dishwasher. A large skylight floods the room with natural light, creating a bright and welcoming hub for everyday family life.

Leading from the kitchen is a practical utility room, complete with plumbing for both a washing machine and tumble dryer, together with access to the rear courtyard and garage.

The ground floor also benefits from a useful lower-ground storage cellar, conveniently located beneath the stairs, providing excellent additional storage.

To the first floor, the landing leads to two generous double bedrooms, one of which features an attractive original fireplace. The modern shower room is fitted with a stylish three-piece suite comprising a walk-in shower, wash hand basin and WC.

A further staircase rises to the second floor where an impressive loft conversion creates a spacious principal bedroom. Benefiting from timber Velux windows to both the front and rear elevations, this bright and versatile room enjoys excellent natural light and far-reaching views.

Externally, the property features a charming and private rear courtyard, ideal for outdoor seating and low-maintenance enjoyment. Beyond this is a garage with power, an up-and-over door, and ample space for storage or workshop use. The area to the rear of the garage also provides valuable off-road parking. The property further enjoys delightful open views across neighbouring allotments.

Combining spacious accommodation, modern finishes and attractive period features, this superb home offers versatile living space in a highly desirable setting.

Living Room
16'4" x 8'10" (4.995 x 2.709)

Kitchen-Diner
15'8" x 9'0" (4.794 x 2.751)

Snug
11'2" x 8'0" (3.410 x 2.451)

Porch
4'9" x 3'7" (1.449 x 1.102)

Under Stair Store
5'2" x 4'8" (1.580 x 1.432)

Garage
12'11" x 9'2" (3.956 x 2.817)

Outbuilding/Utility
6'11" x 6'8" (2.127 x 2.042)

Bedroom Two
11'7" x 8'4" (3.536 x 2.560)

Landing
11'5" x 5'1" (3.497 x 1.551)

Bedroom One
11'7" x 8'4" (3.538 x 2.552)

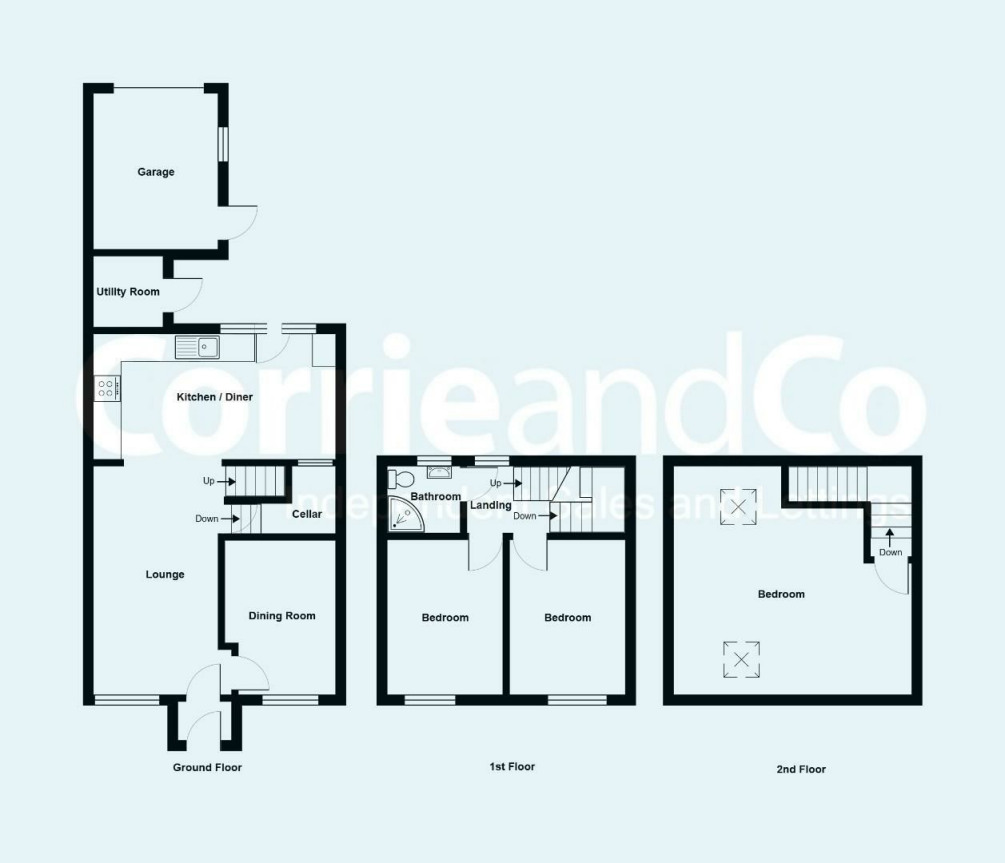
Shower Room
5'0" x 4'7" (1.528 x 1.406)

Attic Room
17'2" x 16'6" (5.255 x 5.044)

Road Map

Terrain Map

Floor Plan



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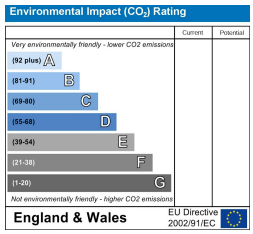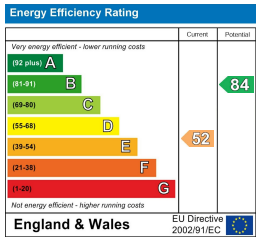
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