

FREEHOLD



CLARENCE STREET, ULVERSTON, LA12 7JJ

£325,000

FEATURES

Stunning Traditional
Terraced Home

Popular Location Close To
Town & Amenities

Well Presented
Throughout

Most Spacious Home Over
Three Floors & Three
Cellar Rooms

Lounge, Dining Room &
Kitchen

Four Double Bedrooms

Bathroom & Separate
Additional WC

Many Original Features
Including Fireplaces
retained

Gas CH System & UPVC
Double Glazing

Yard, Garage & Store
With Power Sockets



Garage,
On Road
Parking



Impressive mid terraced period townhouse in this most convenient location situated close to the town centre and popular amenities of Ulverston. A beautiful home which has been particularly well cared for and represents a greatly improved and well-presented home with modern double glazing, gas fire central heating system and many original features retained including period fireplaces and woodwork. Comprising of entrance hall, lounge, dining room, kitchen and three useful and usable cellar rooms, to the lower ground floors with four bedrooms, bathroom and WC to the upper two floors. Externally is a pleasant, flagged yard to the rear with access to a garage with multiple power sockets, considered a valuable asset in the town. Perfect for a wide range of buyers, from the professional couple to the family purchaser. A superb home in an excellent location with early internal viewing both invited and recommended.

Accessed through a gate to the front forecourt leading to the magnificent front door with double glazed and etched upper pane with window to the door frame. Opening into:

ENTRANCE HALL

Lovely traditional tiled floor, stripped wood deep skirting boards and architraves. Stairs to first floor, radiator, coving to ceiling and doors to lounge, dining room and kitchen.

LOUNGE

15' 8" x 12' 11" (4.78m x 3.94m) widest points

Bay window with double glazed PVC sash windows to front, stunning central fireplace with slate surround, tiled hearth and traditional cast and tiled inset, with an open grate for a real fire. Coving to ceiling, feature ceiling light rose, stripped wood floor, radiator and pine folding doors to adjacent dining room.

DINING ROOM

9' 3" x 11' 10" (2.82m x 3.63m)

Traditional alcove cupboards and drawers to one side of the former chimney breast and shelving to the other, lovely double-glazed window to the rear, radiator, picture rail and traditional coving to ceiling. Access to kitchen.

KITCHEN

13' 1" x 9' 10" (3.99m x 3m)

Fitted with a range of base, wall and drawer units with granite effect work surface over incorporating white ceramic sink with mixer tap, metallic handles and tiling

to up stands. Integrated electric hob with cooker hood over and low-level oven and grill. Space for fridge/freezer, space and plumbing for washing machine and dishwasher. Double glazed window, door to side to yard, tiling to floor and pine door to cellar.

LOWER GROUND FLOOR

Slate stairs lead with space for coats.

CELLAR

2' 65" x 3' 59" (2.26m x 2.41m)

Timbers with inset lights and hanging rail.

CELLAR

11' 3" x 11' 11" (3.43m x 3.63m)

Double glazed window to rear, radiator and three wall lights.

CELLAR

8' 11" x 15' 6" (2.72m x 4.72m)

Double-glazed window to front, timbers with inset lights, radiator and hanging rail.

FIRST FLOOR LANDING

Three-quarter landing with access to the main landing and doors to the WC and bathroom. The main landing has pine stripped doors to bedrooms and stairs to second floor.

BATHROOM

9' 7" x 9' 4" (2.94 m x 2.86m)

Fitted with a four piece suite, comprising of modern shaped bath with freestanding mixer tap, WC with push button flush, pedestal wash hand basin with mixer tap and shower cubicle with tiled walls and glazed door. Tile effect floor and half tiling to walls, double-glazed sash window with pattern glass to the lower section with the upper window giving a pleasant aspect beyond neighbouring properties towards the countryside. Chrome ladder style towel radiator and inset lights to ceiling.

WC

WC with push button flush and wash hand basin with mixer tap. Double-glazed window with pine surround, half tiling to walls and wooden flooring.

BEDROOM

12' 8" x 16' 11" (3.86m x 5.16m)

Double room with attractive central slate fireplace and hearth with cast and tiled inset, traditional coving to ceiling, two double glazed sash windows, modern reproduction radiators and stripped wood flooring.

BEDROOM

11' 11" x 9' 5" (3.63m x 2.87m)

Double-glazed window to rear, traditional fireplace feature with slate hearth and stripped wood flooring.

SECOND FLOOR LANDING

Velux double glazed roof light, radiator, exposed beam and traditional pine doors and architraves to bedrooms.

BEDROOM

12' 10" x 16' 10" (3.91m x 5.13m)

Double room with exposed beam, radiator and high-level dormer window with double glazed panes offering a beautiful view over the neighbouring properties towards Hoad Monument.

BEDROOM

10' 6" x 11' 10" (3.2m x 3.61m)

Further double room with exposed beam, radiator and high-level double glazed dormer window to rear.

EXTERIOR

To the front of the property are railings around the forecourt garden space which is has slate gravel, shrubs and bushes with flagged path leading to the front door. To the rear is a pleasant yard with flagged floor, mature Bay Tree, shrubs and bushes with door to rear service lane.

GARAGE

14' 9" x 7' 10" (4.5m x 2.39m)

Up and over door, light panels to ceiling and double-glazed window to side. Strip light, water tap and wall mounted Baxi boiler for the heating and hot water system.



Approx Gross Internal Area
196 sq m / 2115 sq ft



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 Gas, Electric, Water and Drainage.

DIRECTIONS:

From the office turn right onto Market Street, at the bottom of the street at the roundabout take the first exit. Then turn right onto Hart Street. Continue down the road and then take the third on the right into Clarence Street. Proceed down the street and the property is on the right. The property can be found by using the following approximate "What Three Words"

<https://w3w.co/sensual.extensive.shades>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.