

36 Fountain Street

Ulverston, LA12 7EQ

Offers In The Region Of £425,000



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A truly exceptional opportunity presents itself with this rare offering: a detached property nestled in the heart of Ulverston Town Centre, boasting coveted off-road parking—a luxury in this bustling market town. This residence, a stone-built circa 1850, is a testament to timeless charm, with many of its original features meticulously preserved, inviting a sense of heritage and character. Step outside to discover the enchanting garden area at the front, while a rear patio area offers the perfect setting for al fresco dining or leisurely gatherings. Don't miss your chance to own a piece of Ulverston's history, combined with modern convenience and allure.

As you step onto the small pathway leading to the front door, the charm of this detached property in Ulverston Town Centre becomes immediately apparent. Upon entry, you're greeted by the elegance of original tiles adorning the hallway floor, flanked by ornate cornicing, hinting at the home's rich history. To your left, the lounge beckons with its double-glazed sash-style windows illuminating the space, framing the original fire surround—a focal point of classic beauty. To the right of the hallway, the dining room welcomes you with similar charm, featuring another double-glazed sash-style window, an original fire surround, and built-in cupboards and shelving, all accented by intricate cornicing. Beyond lies the kitchen, fitted with base units and an electric oven, offering access to the rear patio area through a convenient rear door, as well as a utility room and ground floor cloakroom. Ascending the staircase, you'll find the master bedroom boasting an original fire surround, ceiling spotlights, and an ensuite bathroom, exuding comfort and luxury. Three additional bedrooms await, each with its own unique allure, a family bathroom and a useful attic space presents an ideal setting for a home office or creative sanctuary. Outside, a small front garden adds a touch of greenery, while the rear patio area offers a private retreat, complemented by off-road parking, a storage space, and an electric open-and-over garage-style door—culminating in the perfect blend of heritage and modern convenience.

Entrance Hall

17'5" x 6'2" (5.319 x 1.892)

Living Room

13'8" x 12'8" (4.176 x 3.863)

Dining Room

13'9" x 11'11" (4.196 x 3.656)

Kitchen

11'11" x 11'4" (3.649 x 3.466)

Ground Floor WC

4'4" x 4'10" (1.33 x 1.48)

Utility

5'6" x 6'9" extends to 10'5" (1.7 x 2.08 extends to 3.19)

Landing

10'8" x 7'5" (3.268 x 2.268)

Bedroom One

13'7" x 11'4" (4.160 x 3.459)

Bedroom Two

13'8" x 10'1" (4.190 x 3.078)

Bedroom Three

12'1" x 11'10" (3.694 x 3.624)

Bedroom Four

8'11" x 6'9" (2.738 x 2.079)

Family Bathroom

12'11" x 5'5" (3.939 x 1.668)

En Suite

7'0" x 3'10" (2.135 x 1.192)

Attic Room

11'11" x 11'10" (3.644 x 3.619)

Outside Store

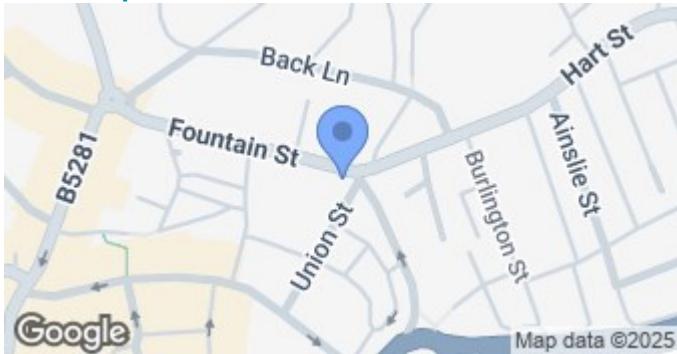
4'7" x 3'3" (1.40 x 1.00)



- Detached House
- Double Glazed and Gas Central Heating
- Four Bedrooms and Attic/Office Space
- Two Reception Rooms
- Excellent Location
- Off Road Parking
- Ensuite to Master Bedroom, Ground Floor Cloakroom and Family Bathroom
- Council Tax Band D



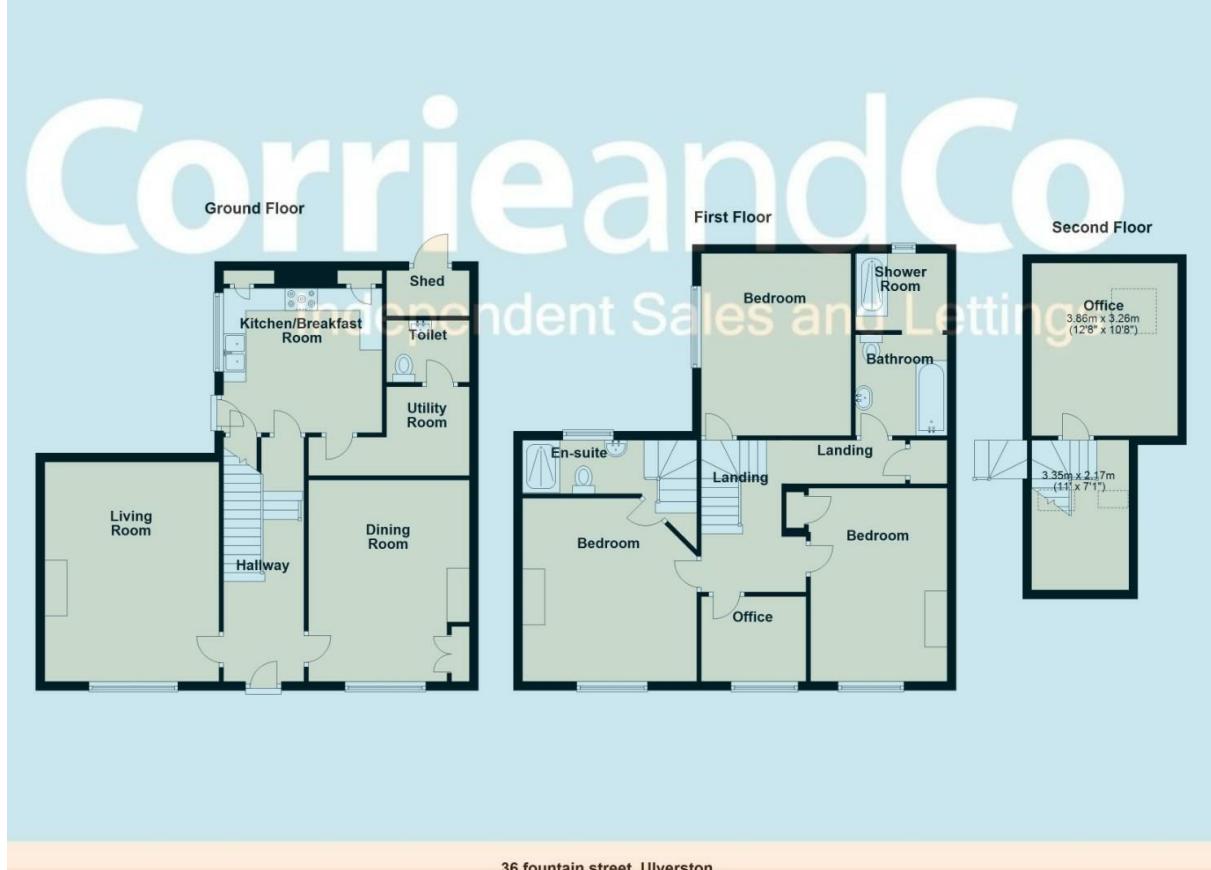
Road Map



Terrain Map



Floor Plan



36 fountain street, Ulverston

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	