



# 25A FOUNTAIN STREET, ULVERSTON, LA12 7EQ

## £275,000

### FEATURES

- Individual Terraced Town House
- Popular Central & Convenient Location
- Offered Vacant With No Upper Chain
- Parking & Lovely Garden Space To Rear
- Porch, Dining Hall & Kitchen
- Living/Dining Room With Doors To The Garden
- Three Double Bedrooms & Shower Room
- Former Shop/Workshop Offering Great Potential
- A Great Home Perfect For A Range Of Buyers
- Offering Great Further Potential if Required



 1  2  3  Off Road Parking



This is an absolute gem of an opportunity situated in a discreet position right in the heart of town. This deceptive mid terraced property has many appealing features including off-road parking and an enclosed garden to the rear as well as the further benefit, in addition to excellent accommodation, of having a self-contained former shop/workshop to the front offering super potential. The property provides accommodation comprising of an entrance porch, dining hall, lounge/diner, kitchen, three double bedrooms and a shower room. There is a gas fired central heating system, double glazing and a good standard of presentation. It offers a perfect home for a range of buyers including the professional couple or those looking for a downsizing opportunity. The property offers immense further potential, and early internal viewing is highly recommended to appreciate the well-proportioned and planned accommodation in this most convenient town centre location.

The Property is accessed via the forecourt and parking area, through a half glazed wooden door opening into:

#### **PORCH**

Double glazed windows, polycarbonate style roof, and a half-glazed door with double glazed panes opening to:

#### **DINING HALL**

Wood block flooring, recessed alcove with shelving and light decor in white and grey. To the corner of the room is a feature staircase returning to the first floor with pine newel post handrail and spindles, and doors to an understairs storage cupboard. There is a double radiator, coat hooks to the wall and a pine door with latch handle opening into the kitchen. Further pine door to:

#### **LOUNGE/DINER**

An excellent room to the rear of the property with uPVC double glazed windows and a set of PVC double glazed French doors opening to the rear garden, making a lovely room with light, neutral decor. Complete with a limestone fireplace with wooden mantle shelf and gas stove effect fire, and a double radiator with a further radiator to the

dining area. The room is divided with a comprehensive range of bookshelves offering excellent storage and display space. The PVC double glazed French doors give direct access and look to the sunny enclosed rear garden.

#### **KITCHEN**

Fitted with a range of base and wall cupboards with a light woodgrain decor panel, patterned worksurface and tiling into the upstands plus a stainless-steel sink unit with mixer tap. A double-glazed window with blind looks to the front and over the parking space. There is a double oven, space for a hob, and a cupboard concealing the electric meter and circuit control point. Recess for a fridge, recess and plumbing for a washing machine, a double radiator, tiling to the floor and light white decor to the walls. Overall, a compact and well-appointed kitchen.

#### **FIRST FLOOR LANDING**

From the dining hall the staircase returns to the first floor with a window to the stairwell and fitted handrails. The landing gives access to the three bedrooms and shower room, and provides access to the loft.

#### **BEDROOM**

A good room to the rear of the property which has a uPVC double glazed window with twin opening panes looking down to the rear garden and beyond, over neighbouring properties and gardens towards Hoad hill and monument. A well-appointed double bedroom with pleasant décor, a double radiator and a built-in boiler cupboard to the corner housing the Worcester gas combi boiler for the heating and hot water systems.

#### **BEDROOM**

Further double or twin room with pleasant decor and a uPVC double glazed window, again looking into the rear garden with the side view towards Hoad hill and monument. Complete with a radiator and painted beam, overall offering a pleasant space.

#### **BEDROOM / STUDY**

Has been used as a home office with light decor, shelving and cabinets to the wall, plus a double-glazed window to the front with blind and a double radiator.

### SHOWER ROOM

Fitted with a three-piece suite comprising of a glazed shower cubicle with panelling to the walls, an electric shower with drop-down seat, modern panelling in a marble effect finish and half tiling to the remaining walls. Complete with a WC, pedestal wash hand basin, radiator, a mirror fronted bathroom cabinet, extractor fan and double-glazed window.

### WORKSHOP/FORMER SHOP

An excellent building offering great potential with a window and door to the front. It has electric light and power points, metres to the rear storeroom, and overall offers a very versatile area with potential for redevelopment subject to acquiring any required permissions.

### EXTERIOR

To the front of the property there is a forecourt area offering off-road parking and a sunny seating space. To the side of the entrance there is access to the workshop/former shop. To the rear, the property has a fabulous, enclosed garden with a flagged patio seating area, borders with a variety of shrubs and bushes plus an area of grass. The garden is fenced and enclosed with very attractive and sunny sheltered elevations and views towards Hoad Monument in the distance. A lovely garden offering great further potential and is an excellent complement to this lovely home.



## FLOORPLAN TO FOLLOW

Call us on

**01229 445004**

[contact@jhhomes.net](mailto:contact@jhhomes.net)

[www.jhhomes.net/properties](http://www.jhhomes.net/properties)

### **GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

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

### **DIRECTIONS:**

Proceeding on foot from our office, continue through the ginnel to the side of Greggs and follow to the left. Then turn right and walk diagonally across Buxton Place car park, at the bottom entrance you will appear on Fountain Street. Turn right and cross the pedestrian crossing, walk a short distance against the traffic and just before the turning onto Hart Street is a row of traditional terraces with the property being on your left.

It can also be found by using the following

“What3Words” <https://w3w.co/refutes.cement.slip>

## 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.