

25 CHURCH WALK, ULVERSTON, LA12 7EN

£395,000

FEATURES

- Superb Town House
- Modernised With Character Preserved
- Sought After Town Centre Location
- Spacious Well Presented
- Lovely Fitted Kitchen
- Four Double Bedrooms
- Four-Piece Bathroom
- Gas CH System & UPVC Sash Windows
- Great Home, Perfect





2 | 2 | 4 | On Road Parking

Fabulous traditional Victorian town house situated in this most popular and central position within the heart of these sought after market town of Ulverston. Offering a super home of character that has been lovingly cared for and presented by the current owners. Offering accommodation suited to a range of buyers, particularly the family purchaser with the benefit of vacant possession and no upper chain. Comprising of entrance hall, sitting room, open plan kitchen/diner, utility/boiler room, ground floor occasional bedroom with en-suite shower room. With four double bedrooms and bathroom over the two upper floors. Offering a pleasant front forecourt garden with patio seating area and yard to the rear. Completing this family home is a new gas fired central heating system (new boiler fitted in Sept 2026) and uPVC double glazing. The location offers easy walking distance to the town centre and amenities as well as walks from your doorstep towards Hoad Hill and Monument. In all a superb family home in a sought after and popular location with early viewing invited and recommended.

Accessed through a traditional wooden front door with patterned glass upper pane and further window to the door frame. Opening to:

ENTRANCE HALL

Tiling to floor, dado rail and coving with Britannia style mouldings to the arch leading to an inner hall with stairs to first floor. Stripped pine internal doors to lounge and dining room.

LOUNGE

12' 1" x 11' 0" (3.68m x 3.35m)

Character with detailed coving to ceiling, picture rail and traditional ceiling light rose. Excellent uPVC double glazed Bay window overlooking the front garden, central fireplace with pine fire surround, cast and tiled inset with slate hearth and housing living coal flame gas fire. Striped pine flooring and modern panel radiator.

DINING ROOM

10' 5" x 10' 9" (3.18m x 3.28m)

Tiled floor, detailed coving to ceiling and similar light rose. Traditional cast fireplace with slate tiled hearth, dado rail and modern panel radiator. Open to:

KITCHEN

16' 5" x 10' 4" (5m x 3.15m)

Open plan from the dining room and offers a comprehensively fitted kitchen with a range of base, wall and drawer units with solid green slate work surface incorporating white ceramic one and a half bowl sink and drainer with mixer tap. Integrated appliances include double eye level oven, microwave and gas hob. Space and recesses for fridge, freezer and dryer. Useful central island workspace with storage under, door to steps leading to cellar and pine half glazed door to rear lobby. UPVC window to rear, two Velux windows, inset lights and tiled floor.

CELLAR

Power, light and housing gas meter. Suitable for storage.

REAR HALL

PVC door with pattern glass pane to yard, door to utility/boiler room housing gas combi boiler installed 2026, coat hooks and space and plumbing for washing machine.

RECEPTION ROOM

9' 6" x 10' 9" (2.9m x 3.28m)

Accessed through a half glazed traditional door with uPVC double glazed window, radiator and pine flooring. Door to en-suite shower room.

ENSUITE/SHOWER ROOM

Glazed shower cubicle with thermostatic shower, corner mounted WC and small wall hung wash hand basin. Tiling to shower cubical, extractor fan and spotlight cluster.

FIRST FLOOR LANDING

Three quarter landing with access to bathroom. The main landing offers a radiator and access to two bedrooms with stairs to the second floor.

BATHROOM

Fitted with a four piece reproduction style suite in white comprising of quadrant shower cubicle with shower fitting, flexi track spray and fixed rain head, pedestal wash hand basin, WC and roll top bath with ball and claw feet and freestanding mixer tap to the side with shower attachment. Built in storage cupboard, modern column radiator and folding door to a shelved storage cupboard. Tile effect wood grain flooring, extractor fan and uPVC double glazed pattern glass sash style window.

BEDROOM

16' 8" x 11' 4" (5.08m x 3.45m)

Spacious double room to the front with two uPVC double glazed modern sash windows offering a pleasant aspect to the front garden and Church Walk Primary school beyond. Coving to ceiling, picture rail and traditional style central heating radiator.

BEDROOM

10' 4" x 11' 3" (3.15m x 3.43m)

Double room to the rear with coving to ceiling and uPVC double glazed sash window.

SECOND FLOOR LANDING

UPVC double glazed pattern glass window, access to loft and stripped pine internal doors to two bedrooms.

BEDROOM

16' 6" x 11' 5" (5.03m x 3.48m)

Further double room with twin uPVC double glazed sash window offering a lovely aspect over the rooftops of the town towards Birkrigg beyond. Exposed pine beam and double radiator.

BEDROOM

8' 9" x 11' 2" (2.67m x 3.4m)

Double room situated to the rear with uPVC double glazed sash window, radiator, electric light and power.

EXTERIOR

To the front is gated access to a shared tarmac path with the neighbouring property and a pleasant garden area with an upper flagged patio seating area, lower grassed area, mature shrubs and bushes. To the rear of the property is a useful yard with a door to the rear service lane.









Approx Gross Internal Area
164 sq m / 1763 sq ft



Ground Floor
Approx 71 sq m / 765 sq ft

First Floor
Approx 45 sq m / 481 sq ft

Second Floor
Approx 35 sq m / 379 sq ft

Cellar
Approx 13 sq m / 138 sq ft

Denotes head height below 1.5m

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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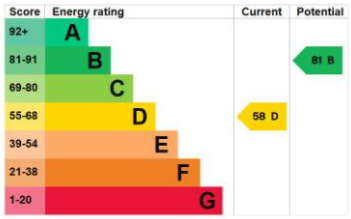
contact@jhhomes.net
www.jhhomes.net/properties

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Add text here
PLEASE NOTE: Add text here

DIRECTIONS:

From the office of JH Homes. proceed down the cobbled Market Street and at the roundabout take the first turning onto Brewery St which then becomes Fountain Street. At the end of Fountain Street, after the pedestrian crossing, turn right onto



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.