



The Gill | Ulverston | Cumbria | LA12 7BL

- Stunning Family Home
- Situated In The Heart Of Ulverston, The Gill
- Oozes Character And Charm Throughout
- Hall, Lounge, Dining Room
- Kitchen, Cellar
- 4 Bedrooms Over 2 Floors
- Spacious Bathroom

Offers In Region Of £319,950

- Pleasant Front Garden, Rear Yard
- Viewings Essential
- Council Tax Band C



Property Description

We are delighted to bring to the market this lovely family home which oozes character and charm throughout in the popular residential area, off The Gill in the market town of Ulverston, close to local amenities, popular pubs, restaurants, transport links and schools. The property has been tastefully renovated over the years with some original features throughout, including beamed ceilings etc.

Due to its location in The Gill, the property is in a conservation area with restrictions, however, offers excellent family living accommodation over three floors and comes with a local parking permit, with local walk ways, including the first section of Cumbrian Way with stunning countryside views, looking across over Morecambe Bay and leading to Hoad Hill.

The property comprises of a pleasant frontage with a mature garden and sitting area, front door leading to the hallway, giving access to the lounge with burner style fire, dining room with patio doors, fitted kitchen, cellar, ideal for storage, first

floor has two double bedrooms and a spacious bathroom, a landing leading to two further bedrooms on the second floor. The property is full of character and benefits from sash style windows to the front, rear double-glazed windows, central heating and an enclosed rear garden with paved seating and access gate, storage shed, extra parking, permits are on offer with the local council and can be obtained from them at a cost.

Viewings are highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Electric, Telephone, Water, Drainage

LOCATION

The Gill is in the market town of Ulverston, off Stanley Street, surrounded by character homes, local doctor's surgery, pleasant walks, amenities, pubs, restaurants and the surrounding countryside

FRONTAGE

Access gate to enclosed front garden with lawned area/plants/shrubs, paved mature trees, seating area and wooden front door to

VESTIBULE

Stairs to first floor, laminate flooring and door to

LOUNGE

12' 1" x 13' 5" (3.69m x 4.09m) Feature sash-style front windows, fireplace with multi-fuel wood burner style fire and open to

DINING ROOM

12' 0" x 10' 7" (3.68m x 3.24m) Double glazed patio doors to rear garden, laminate flooring, door to cellar, understairs storage and door to kitchen

CELLAR ROOM (HEIGHT RESTRICTIONS)

12' 0" x 10' 0" (3.68m x 3.05m) Doors down to the cellar with stone steps, power/light, old stone drainage channel open to

CELLAR ROOM 2

12' 9" x 11' 10" (3.90m x 3.61m) Stone flooring, plumbing for washer and boiler

KITCHEN

Double glazed windows, double glazed door, fitted cream wall base drawer units with worktops to compliment, inset 1 1/2 bowl sink with mixer taps, integrated oven, 4-ring hob with extractor over, dishwasher, glass display units with spotlights, tiled splash and tiled flooring

LANDING

Double glazed sash style window, laminate flooring, stairs to second floor and doors to

BEDROOM 1

12' 2" x 10' 3" (3.71m x 3.14m) Double glazed sash-style window with shutters, window seat and radiator

BEDROOM 2

9' 2" x 9' 10" (2.81m x 3.00m) Sash style window with window seat and radiator

BATHROOM

12' 7" x 9' 1" (3.86m x 2.78m) Sash-style frosted window, 4-piece suite, low level WC, pedestal hand wash basin with mixer taps, panelled enclosed bath with mixer taps, corner shaped shower cubicle with shower, tiled splash and tiled flooring

STAIRS TO 2ND FLOOR

With feature beams, double glazed Velux widow, ceiling spotlights, laminate flooring, storage into the eaves and doors to bedrooms 3/4

BEDROOM 3

14' 9" x 8' 10" (4.51m x 2.70m) Double glazed sash-style window, double glazed Velux window, feature beams, storage into the eaves and part panelled walls

BEDROOM 4

9' 3" x 9' 1" (2.84m x 2.79m) Double glazed sash-style window, radiator, feature beamed ceiling with ceiling spotlights

GARDEN

Rear enclosed yard with pleasant paved seating area, raised paved seating area with outhouse/store and side access gate

AGENCY NOTE

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Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**







Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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