



## 3 Market Street

Ulverston, LA12 7AY

Offers In The Region Of £220,000



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*This well-presented mixed-use property is ideally situated on Market Street in the heart of Ulverston. The ground floor offers a versatile retail unit with excellent frontage and high footfall, making it perfect for a variety of businesses. Above, a spacious and self-contained two/three bedroom flat provides comfortable living accommodation with its own private access. The property has been maintained to a high standard throughout, offering a ready-to-go opportunity for both investors and owner-occupiers looking to combine commercial and residential use in a prime town centre location.*

Welcome to this beautifully presented mixed-use property, perfectly positioned on the bustling Market Street in Ulverston. The ground floor boasts an attractive double-window shop frontage, ideal for showcasing products and drawing in passing trade. Inside, you'll find a bright and inviting retail space finished with stylish wood-effect flooring, ceiling spotlights, and convenient changing rooms. To the rear, there's a practical store room, a well-equipped kitchenette, and a WC. A rear entrance also provides access to the residential accommodation above.

From the private entrance, a staircase leads you to a stunning self-contained first-floor flat. The open-plan kitchen and living area is a real highlight, featuring modern base and wall units, laminate work surfaces, tiled splashbacks, a gas hob, and a double oven. Natural light floods in through the sash window to the rear, while the living area is elegantly decorated in a modern blue palette, complete with a charming coal-effect stove on a wooden plinth and a front-facing sash window with a delightful window seat.

On the second floor, the property continues to impress with a luxurious four-piece bathroom suite, including a standalone curved bath, a walk-in shower, a stylish vanity unit, and contemporary tiling. The generously sized main bedroom benefits from front-facing sash windows, creating a bright and welcoming retreat.

The third floor offers additional versatile living space, comprising a second double bedroom and a study or potential third bedroom – perfect for guests, a home office, or a hobby room.

This property offers an exceptional opportunity for investors or owner-occupiers, combining a prime ground-floor retail unit with spacious and thoughtfully designed living accommodation above, all presented to an excellent standard.

### Shop Front (Ground Floor)

26'5" x 13'8" (8.069 x 4.178)

### Kitchenette (Ground Floor)

7'3" x 7'1" (2.228 x 2.163)

### Store Room (Ground Floor)

11'7" x 8'7" (3.538 x 2.619)

### WC (Ground Floor)

5'6" x 4'0" (1.700 x 1.221)

### Rear Entrance (Ground Floor)

4'6" x 3'4" (1.387 x 1.028)

### Landing (First Floor)

13'7" x 5'1" (4.150 x 1.556)

### Kitchen-Living Room (First Floor)

12'11" x 11'8" (3.941 x 3.557)

### Landing (Second Floor)

12'8" x 4'10" (3.874 x 1.478)

### Bedroom One (Second Floor)

15'1" x 12'11" (4.621 x 3.943)

### Bathroom (Second Floor)

11'4" x 9'0" (3.479 x 2.750)

### Landing (Third Floor)

12'7" x 5'0" (3.848 x 1.534)

### Bedroom Two (Third Floor)

14'5" x 10'10" (4.413 x 3.308)

### Study (Third Floor)

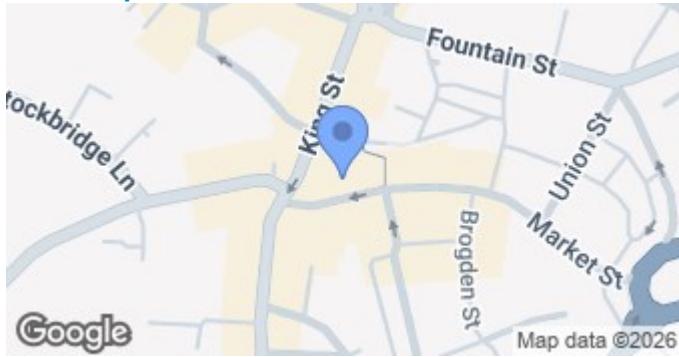
10'3" x 9'0" (3.126 x 2.747)



- Prime Market Street Location
- Attractive Shop Front
- Private Access to Flat
- Characterful Lounge
- Mixed-Use Property
- Practical Facilities
- Stylish Open-Plan Living
- Luxurious Bathroom
- Ideal Investment or Owner-Occupier Opportunity



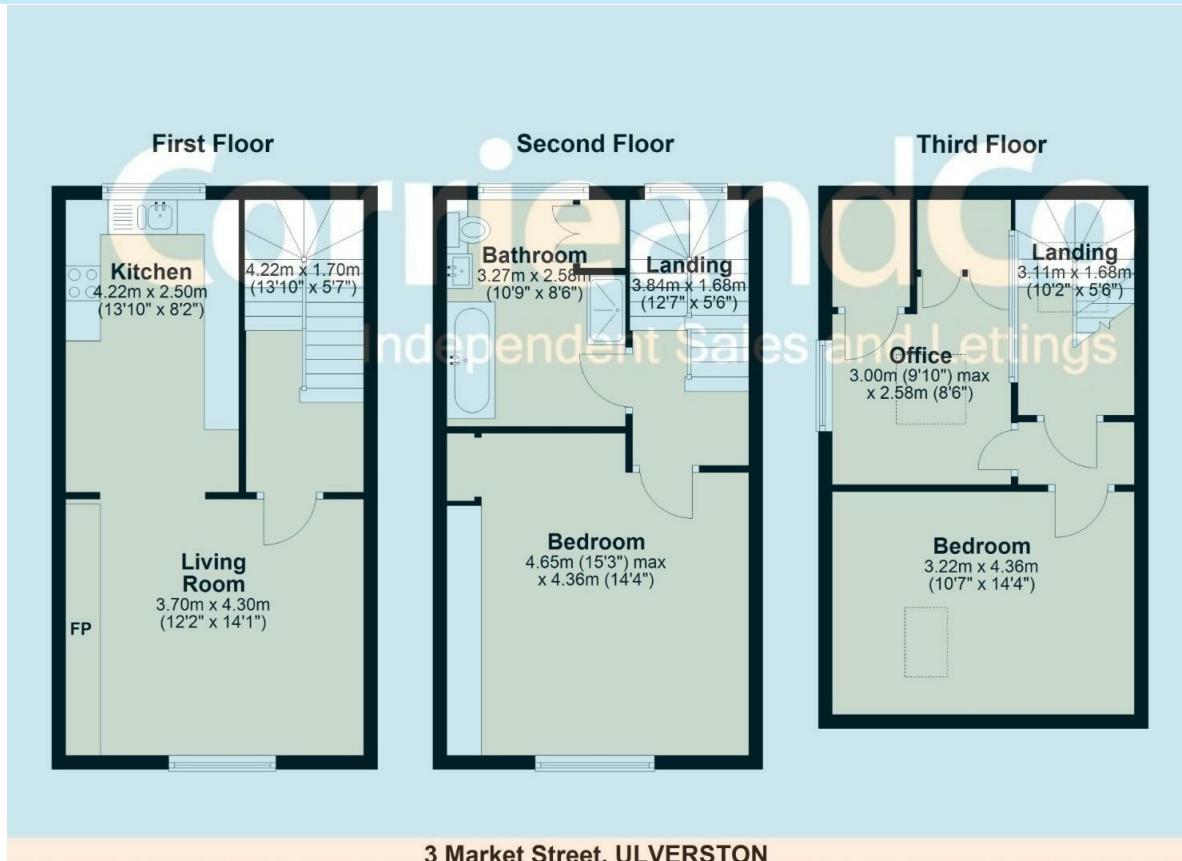
## Road Map



## Terrain Map



## Floor Plan



3 Market 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	