



# 4 BURLINGTON STREET, ULVERSTON, LA12 7JA

## £318,000

### FEATURES

- Fully Renovated Town House
- Most Convenient Central Location
- Beautiful Presentation Throughout
- Careful Blend Of Old & New
- Lounge & Lovely Fitted Kitchen
- Stylish Rear Sitting/Dining Room
- Four Excellent Bedrooms
- Excellent Five Piece Bathroom
- Gas Central Heating System & UPVC Double Glazing
- Stunning Home In An Excellent Location



-  1
-  2
-  4
-  On Road Parking



An outstanding traditional townhouse in this most convenient position within easy walking distance to the town centre and its many amenities. This beautiful home has been fully modernised and refurbished by the current owners over recent years including fresh plastering, wiring and plumbing throughout, and represents a stunning period home sympathetically restored and complimented with all of the benefits of modern living. With accommodation comprising of an entrance hall, lounge, stylish fitted kitchen, rear sitting room/dining room and the upper floors offer a stylish five-piece bathroom and four bedrooms over the upper two levels. There is a lovely sunny yard to the rear and an attractive forecourt, the property also benefits from a gas fired central heating system, uPVC double glazing, a newly fitted woodburning stove and an excellent standard of presentation throughout. Internal inspection of this stylish property is highly recommended to appreciate the attention to detail and quality fittings that this versatile and comfortable home has to offer.

This lovely, renovated town house is accessed through a traditional style metal gate to the forecourt garden, with a path leading to the front door. A wooden door with single glazed leaded windows opens to:

#### **ENTRANCE HALL**

Lovely entrance hall with floor matt area to the entrance section and then fabulous strip wood flooring beyond. Beautifully decorated with a mid-wall dado rail and radiator, above which is the consumer unit and electric meter. An inviting and welcoming space, to the end of which is the staircase returning into the first floor, with stripped pine internal doors opening to the lounge and the kitchen/diner.

#### **LOUNGE**

*13' 1" x 9' 8" (3.99m x 2.95m) max*

Most attractive and well-presented room with a continuation of the stripped wood flooring, uPVC double glazed window to the front with plantation style shutters, plus a window seat with storage under. Central fireplace feature with a slate hearth housing a most impressive multi-fuel stove making an attractive focal point of the room, traditional style radiator and at the rear of the room is a fabulous arch recess area with bookshelves and lower storage below. Overall, a beautiful and well-appointed room.

#### **KITCHEN/DINER**

*13' 2" x 9' 10" (4.01m x 3m)*

This is a most impressive room situated to the centre of the property with original slate flagged floor. Fitted with a range of bespoke base, wall and drawer units, central island and a white quartz worktop over incorporating single drainer sink unit with mixer tap and splash back tiling. Solid oak surround adjacent to the range cooker with five burner gas hob, double oven and grill inset into the former chimney breast, solid oak worktop around and a tile splashback in an attractive herringbone design. Extractor hood incorporated into the former chimney with a

lovely wooden mantle shelf above, to the side, an open display area for glasses/plates etc. The units have a light blue decor finish, and to the side of the range cooker is a slide out spice draw and an integrated wine fridge. Further appliances include a built-in dishwasher with matching decor panel, an American style fridge freezer (which is open to negotiation), and a pull out bin drawer for recycling and general waste, positioned under the stairs with additional work surface and shelving. Traditional stripped pine door with roller and rail fitting to hall. In addition there is a TV bracket to the wall, a column radiator and open access to the rear of the room opening to:

#### **SITTING/DINING ROOM**

*11' 6" x 11' 6" (3.51m x 3.51m)*

Beautifully appointed and recently added with a fully glazed door to the rear opening to the rear yard, and additional natural light from two electrically operated Velux roof lights. There is lovely panelling to the walls which opens to reveal shelves and drawers in a fitted larder cupboard, with plumbing for a washing machine, space for a dryer above and to the side, the Valliant gas combi boiler for the heating and hot water systems. The cupboard also provides space for vacuum cleaners and general storage. There is a lovely, engineered style wood flooring, a reproduction column radiator, light white decor and inset lights to the ceiling, a fabulous and versatile room.

#### **FIRST FLOOR LANDING**

From the entrance hall the beautiful traditional staircase continues to the first floor with a central carpet tread and polished wooden handrail. At the three-quarter landing the staircase returns to the main landing with a continuation of the beautiful handrail and white painted newel post and spindles, but with two steps giving access to the bathroom. The main landing has a continuation of the decor from the hall and the staircase returns to the top floor with strip wood internal doors to the first two bedrooms.

#### **BATHROOM**

Most impressive bathroom that has a vaulted ceiling with painted timbers and two uPVC double glazed windows to the side and rear with pattern glass panes. Fitted with a five piece suite comprising of a roll top bath with ball and claw feet, WC, glazed shower cubicle with tile surround, fixed spray head and flexi-track spray, a fabulous double wash stand with wall mounted mixer taps set onto a repurposed double school desk with towel rail to the front, making a beautiful feature to the room. Above this there are two wall light points, half panelling in a contrasting shade, chrome and white traditional style towel radiator and lovely tiling to the floor with thermostatic underfloor heating, offering a most impressive bathroom that will be fully appreciated upon inspection.

#### **BEDROOM**

*11' 7" x 13' 6" (3.53m x 4.11m)*

Fabulous double room that has a lovely central fireplace feature with a white painted fire surround, MacIntosh style detail, reproduction cast inset and slate hearth with fender, making a lovely focal point of the room. There is light attractive neutral décor, a traditional style radiator, and uPVC double glazed window with plantation style shutters offering a fabulous aspect beyond neighbouring properties towards Hoad Hill and Monument in the distance. There are three ceiling light points including two suspended bedside reading lights (which are open to negotiation), in all beautifully appointed room complimenting this lovely home.

## BEDROOM

14' 2" x 7' 5" (4.32m x 2.26m)

Further excellent room which is beautifully presented as a nursery, with attractive neutral decor including a feature paper wall. Coving to the ceiling, uPVC double glazed window with window seat and to the side is a reproduction style radiator. Overall, a well-appointed room that can fit a double bed if required.

## SECOND FLOOR LANDING

From the first-floor landing, the staircase continues and returns to the top floor with a beautifully polished handrail and white painted spindles and newel post, plus a dado rail to the side and a continuation of the excellent decor. The main landing has an integrated smoke alarm, ceiling light point and stripped wood doors to the two upper bedrooms.

## BEDROOM

12' 0" x 13' 4" (3.66m x 4.06m) max

A fabulous double room, beautifully appointed with a vaulted ceiling, exposed beams and an excellent mezzanine area above with two Velux roof lights. The mezzanine area is unfinished but offers great potential if railings and steps are fitted. There is a column radiator, uPVC double glazed window with plantation style shutters, and a super feature of the room is the traditional Georgian hob-grate with a slate half and brick lentil, which we are advised is in working condition. With most attractive decor, this space provides a fabulous double room or a super top floor lounge if required.

## BEDROOM

13' 11" x 7' 10" (4.24m x 2.39m) max

An excellent double bedroom that has been freshly plastered throughout, with a uPVC window with window seat and to the side a reproduction style radiator. The room is in the final stages of completion with carpet fitting to be negotiated upon sale.

## EXTERIOR

To the front of the property is an attractive and well-presented forecourt with paths to the front door and a gravel seating area with planting, making a pleasant seating area. To the rear of the property is a lovely, sheltered yard area offering an attractive seating space which gets a good degree of sunlight throughout the day. To the corner is a useful wooden garden storage shed for bikes etc, and a lockable door to the rear service lane. Complete with an outside water tap and power socket, the rear offers an excellent area for alfresco living and dining purposes.



Approx Gross Internal Area  
123 sq m / 1322 sq ft



Ground Floor  
Approx 48 sq m / 516 sq ft

First Floor  
Approx 42 sq m / 447 sq ft

Second Floor  
Approx 33 sq m / 359 sq ft

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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**GENERAL INFORMATION**

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness Council

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

**DIRECTIONS:**

From the office of JH Homes, proceed down Market Street and at the roundabout take the first turn onto Brewery Street. After the zebra crossing turn right onto Hart Street. Continue along Hart Street taking the first turn onto Burlington Street, where the property can be found on the right hand side. It can also be found by using the following "What Three Words" <https://w3w.co/limbs.twitching.scooters>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

