

16 SUN STREET, ULVERSTON, LA12 7BX

£215,000

FEATURES

- Excellent Traditional Town House
- Popular Residential Location
- Well Presented Throughout
- Open Plan Reception Rooms
- Fitted Kitchen & Modern Bathroom
- Three Double Bedrooms
- Gas CH System & Majority Double Glazing
- Currently Used As A Popular AirBnB
- Offered Vacant With No Upper Chain
- Lovely Home Of Character With Early Viewing Invited

1 2 3 On Road Parking





Beautifully presented traditional terraced home situated in a convenient position close to the historic Gill and the centre of Ulverston. This charming cottage home offers accommodation over three floors and has a good standard of presentation throughout whilst currently being used as a successful Airbnb property. Comprising of vestibule, dining room, lounge and kitchen to the ground floor with a further three bedrooms and spacious bathroom over two further floors. Complete with majority double glazing, gas central heating system and a pleasant sunny yard to the rear. The location offers convenient access to the town centre and amenities, including popular pubs and eateries as well as access to the start of the Cumbria Way in the Gill. Considered suitable for a range of buyers including the family purchaser and is offered vacant having no upper chain with early viewing both invited and recommended.

Accessed through a wooden front door with double glazed pane to door frame and opening to:

PORCH
Half wood panelling, traditional coat hooks and high-level electric meter cupboard with circuit breaker control point. Traditional stripped wood door with pattern pane opening to:

DINING ROOM
11' 2" x 9' 9" (3.4m x 2.97m)
Double-glazed sash window with stripped pine shutters and window seat, traditional cast fireplace with living coal flame fire and open fronted alcove cupboard recess to side. Lovely slate flagged floor, radiator and staircase dividing the room.

LOUNGE
13' 5" x 9' 7" (4.09m x 2.92m)
Traditional range, stripped pine alcove cupboard and stripped pine door to useful under stairs store. Double-glazed sash window to rear with low window seat looking towards the yard, radiator and pine door to kitchen.

KITCHEN
9' 7" x 4' 2" (2.92m x 1.27m)
Fitted with a range of base, wall and drawer with patterned work surface over incorporating stainless steel sink and drainer with mixer rap and tiling to up stands. Integrated electric oven, gas hob and cooker hood over and space for fridge. UPVC double glazed window to side and composite double-glazed door to rear yard.

FIRST FLOOR LANDING
Doors to a bathroom and bedroom and stairs to second floor.

BEDROOM
10' 7" x 9' 8" (3.23m x 2.95m)
Double room with traditional decorative hob grate fireplace with slate hearth, painted surround and mantel shelf. Single glazed sash window to front, radiator and stripped wood flooring.

BATHROOM
8' 2" x 9' 1" (2.49m x 2.77m)
Fitted with a modern stylish three-piece suite in white comprising WC with concealed cistern and push button flush, wash hand basin with brass mixer tap sat on a brass washstand and bath with glazed shower screen and mixer tap shower fitting with flexi spray and fixed rain head. Splash back tiling, brass effect ladder style towel radiator, extractor fan and single glazed sash window to rear looking into the yard and town allotments beyond. Cupboard housing Baxi boiler for the heating and hot water systems with additional storage space.

SECOND FLOOR LANDING
Stripped pine traditional doors with latch handles to the upper bedrooms.

BEDROOM
10' 4" x 9' 6" (3.15m x 2.9m)
Double room to the rear of the property with double-glazed dormer window offering a lovely aspect over the town allotments surrounding properties and countryside beyond and radiator.

BEDROOM
10' 6" x 9' 8" (3.2m x 2.95m)
Further double room to the front of the property with low-level single glazed window, radiator and pine door to an over stairs wardrobe/cupboard.

EXTERIOR
To the rear is a pleasant yard area with wooden shed, flagged surface and gated access to the rear service lane.









Approx Gross Internal Area
72 sq m / 774 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft

First Floor
Approx 22 sq m / 236 sq ft

Second Floor
Approx 20 sq m / 220 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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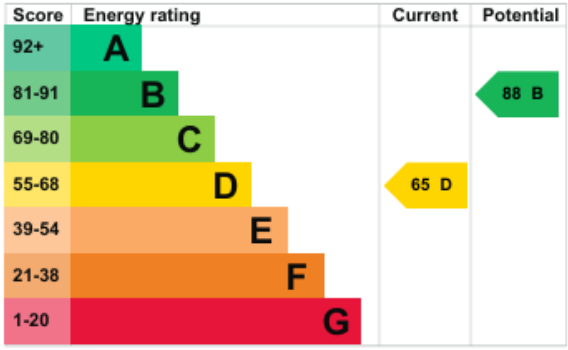
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GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: A
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains services including electric, gas, water and drainage.

DIRECTIONS: 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.