

DIRECTIONS

Leaving our offices on foot, proceed up Market Street to The Farmers Arms turning left onto King Street. Continue along King Street and at the gift shop on the corner turn right onto Fountain Street. The property can be found on the left hand side just a short walk along and identified by our "For Sale" board.

GENERAL INFORMATION

TENURE: Freehold
 LOCAL AUTHORITY: South Lakeland District Council
 SERVICES: Mains services include, gas, electricity, water and drainage.



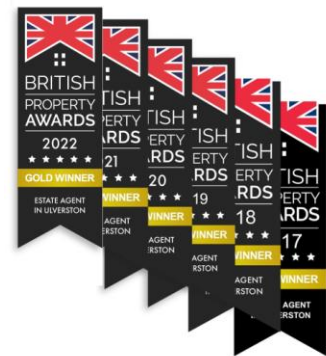
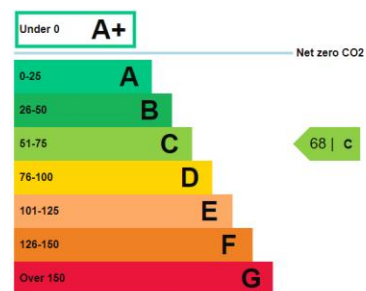
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Estate Agency Act 1979
 These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



1 Fountain Street,
 Ulverston, LA12 7EQ

For more information call **01229 314049**

2 New Market Street
 Ulverston
 Cumbria
 LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Centrally situated within the popular market town of Ulverston, excellent shop premises with spacious living accommodation above, presented over three floors. Providing an ideal property for a range of potential purchasers. The ground floor accommodation comprises of a large front shop area with ample windows facing onto Fountain Street with a counter and access to a kitchenette and further door to a cloakroom with WC. Carpeted stairs to the first floor landing to the spacious living accommodation that comprise lounge and fitted kitchen. Second floor with two double bedrooms and shower room. Offering superb potential for a variety of uses in this convenient location across from the main town car park. No upper chain.



Approached from Fountain Street with a wooden door opening directly into:

ENTRANCE HALL

Further door into inner hall, access into the ground floor shop.

INNER HALL

Stairs from the entrance hall lead up to the first floor landing, which allows access into the lounge and kitchen.

SHOP

24' 6" x 16' 0" (7.47m x 4.88m)
Having a full width of arched windows with fitted blinds. Radiator, overhead light, power points, counter, base units and recessed shelving. Fantastic traditional Double Door Safe, Internal door through to:

STORE/KITCHEN AREA

6' 8" x 14' 8" (2.03m x 4.47m)
Featuring a couple of base units one incorporating sink with taps, shelving and strip lighting.

WC

5' 11" x 5' 2" (1.8m x 1.57m)
Fitted with a low level WC and sink.

FIRST FLOOR LANDING

Further stairs from the first floor landing lead up to the second floor, which in turn provides access to two bedrooms and bathroom.

LOUNGE

12' 2" x 20' 3" (3.71m x 6.17m)
Generous proportioned lounge having multi-paned sash style double glazed windows facing the front elevation. Electric fire set on polished hearth, two overhead lights and radiator.

KITCHEN

8' 9" x 9' 9" (2.67m x 2.97m)
Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, integrated eye level oven and grill with four ring gas hob to worktop with cooker hood over. Tiled splashbacks, double glazed window to the rear and ceiling light point.



SECOND FLOOR LANDING

Access to two bedrooms, shower room and store room. Door to further staircase to attic room.

BEDROOM

11' 6" x 11' 4" (3.51m x 3.45m)
Sash style double glazed window facing the front elevation. Overhead light, power points and radiator.

BEDROOM

11' 6" x 8' 7" (3.51m x 2.62m)
Further room with sash style double glazed window again facing onto Fountain Street. Overhead light, power points and radiator.

SHOWER ROOM

5' 3" x 11' 6" (1.6m x 3.51m)
Comprises of a three piece suite to include corner shower cubicle, WC and wash hand basin set within vanity unit with storage beneath. Wall tiling, overhead light and uPVC window to the rear elevation.

STORE ROOM

3' 10" x 5' 9" (1.17m x 1.75m)
Shelving and storage.

ATTIC ROOM

21' 3" x 19' 0" (6.48m x 5.79m)
Stairs lead from the second floor straight into.

