



Ulverston

£190,000

9 Casson Street, Ulverston, Cumbria, LA12 7JQ

An excellent, traditional, no chain, mid-terraced home in a popular and friendly part of the market town of Ulverston within easy reach of the amenities.

This property may now benefit from a little 'TLC' here and there but currently comprises accommodation over 3 floors comprising Entrance Hall, Sitting Room, Dining Room, Kitchen 3 Bedrooms, Bathroom and Rear Yard with Utility Room and Store. Ideal First Time Buyers home.

Viewings recommended.

Quick Overview

Mid Terrace - 3 Bedrooms

2 Receptions - 1 Bathroom

Edge of town location

Convenient for the A590

View of The Hoad from 2nd floor

Outdoor Utility and Store

Opportunity to improve

Rear Yard

No upper chain

Superfast Broadband speed 61mbps available*



3



1



2



61 Mbps



On road Parking

Property Reference: G2941



Sitting Room



Dining Room



Kitchen



Bathroom

Description 9 Casson Street is a super, traditional, mid-terrace property over 3 floors, very typical of the era with high ceilings, cornicing and large windows for maximum light. This property has been a much loved home and now, having been empty for a little while, presents as an opportunity for the new owner to lavish some love and 'TLC', with very little effort. It can soon once again become a warm, inviting and cosy home with a new owners unique touches. We imagine it will appeal in particular to the First Time Buyer/Starter Home market and what a lovely property it is for this!

The front door opens into the Hallway with attractive corniced ceiling and stairs leading to the First Floor. The Living Room has a front aspect, attractive, stripped, original floorboards and dark wooden fireplace with stove. The Dining Room is to the rear with shelved recess and recessed wood-burning stove with 'stone' surround. A glazed door opens directly into the Rear Yard. The Kitchen is to the rear with large window looking into the rear yard, it also has a large, very useful, under stairs storage cupboard. The Kitchen is furnished with a range of white gloss units with 'wooden' work surface. Integrated fridge and freezer. Stainless steel sink, built in electric oven and ceramic hob. Space and plumbing for dishwasher.

On the First Floor is a large Bathroom with a white suite comprising WC, wash hand basin, bath, and shower enclosure. Frosted rear window and Boiler/Airing cupboard housing the gas central heating boiler. Bedroom 2 is a cosy double with rear aspect. Bedroom 1 is a very generous double Bedroom with twin windows to the front and large under stairs closet.

From the First Floor Landing, stairs lead up to Bedroom 3 which has some reduced head height, charming exposed beams and 2 'Velux' windows from which there are views towards Hoad monument. This is a super Bedroom or Playroom for children.

The Rear Yard is enclosed with pedestrian gate into the back lane. There are 2 Outside Stores, 1 is currently utilised as a Utility Room with power, light and plumbing. Of course, with relevant planning consents this could be incorporated into the Kitchen perhaps? Become an office? Or perhaps be taken down to increase outdoor space? There is a further small store (former WC).

The Rear Yard is part paved and although now a little overgrown, this private outdoor space could become a little haven with some splashes of colour, pot plants, maybe even a raised veggie bed and some outdoor furniture.

Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market, Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, a good range of shops for everyday

essentials and more independent shops plus an excellent choice of Public Houses and Restaurants.

Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

To reach the property as you enter Ulverston, from the southern end, at the roundabout by Booths Supermarket, take the second exit, follow the road and take the first right in to Swan Street and take the second left into Casson Street. 9 Casson Street is shortly on the left hand side.

Accommodation (with approximate measurements)

Hall

Sitting Room 11' 9" x 9' 10" (3.58m x 3m)

Dining Room 11' 10" x 10' 0" (3.61m x 3.05m)

Kitchen 11' 6" x 6' 6" (3.51m x 1.98m)

Bathroom

Bedroom 1 13' 3" max x 11' 9" max (4.04m max x 3.58m max)

Bedroom 2 11' 11" x 7' 8" max (3.63m x 2.34m max)

Bedroom 3 15' 7" max x 8' 4" max (4.75m max x 2.54m max)

Utility Room 8' 1" min x 7' 0" (2.46m min x 2.13m)

Store 4' 3" x 3' 0" (1.32m x 0.92m)

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 01.06.24 not verified

Council Tax: Band B. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words:

<https://what3words.com/vocally.inserting.workers>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £825 - £875 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bedroom 3



Rear Yard

Casson Street, Ulverston, LA12

Approximate Area = 979 sq ft / 90.9 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1125 sq ft / 104.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chemcom 2024. Produced for Hackney & Leigh. REF: 1139887

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