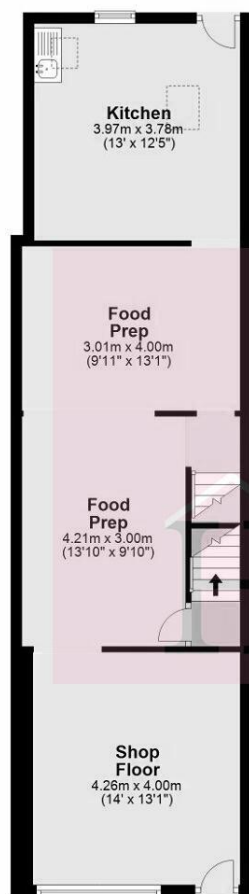


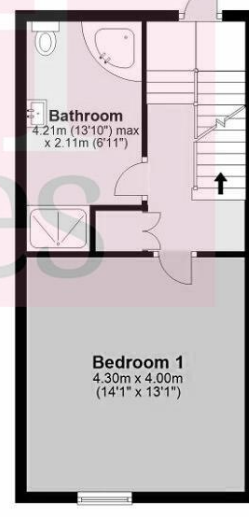
Ground Floor



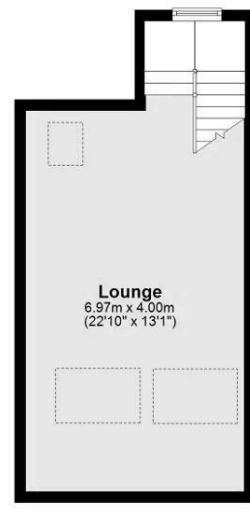
First Floor



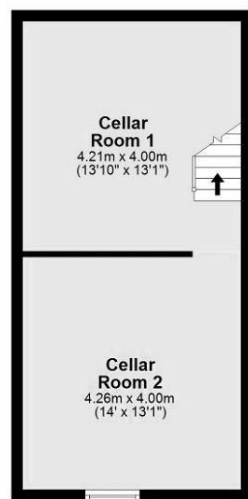
Second Floor



Third Floor



Cellar



Produced by Poole Townsend Estates Ltd.
Plan produced using PlanUp.

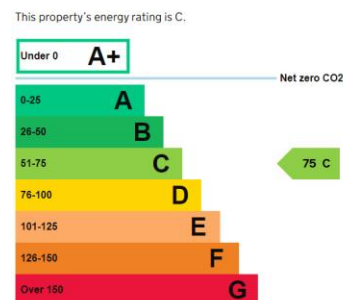
DIRECTIONS

From our office, proceed toward the Coronation Hall, turn second right onto Cavendish Street. Walk toward the top and the property is situated on your right hand side about half way. The property can be found by using the following approximate "What Three Words" <https://what3words.com/bits.whimpered.vitals>

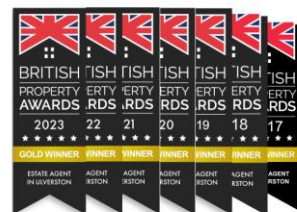
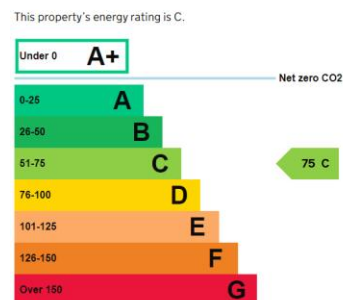
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland & Furness District Council
SERVICES: Mains gas, drainage, water and electricity are all connected.

Energy rating and score



Energy rating and score



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.



£200,000



1



2



1

7 Cavendish Street,
Ulverston, LA12 7AD

For more information call **01229 445004**

2 New Market Street
Ulverston
Cumbria
LA12 7LN

www.jhhomes.net or contact@jhomes.net

Excellent opportunity to purchase a substantial town centre property that has had previous uses to the ground floor as both bakery and butchers and offers a wide range of potential other uses or indeed application for conversion back to a fully residential property. Spacious throughout and comprises of front sales area, rear preparation room, kitchen and two cellar rooms with the upper accommodation comprising of lounge, kitchen, two bedrooms and bathroom over two further floors. Enclosed yard to rear with covered storage and WC. The unit offers immense potential for both retail and residential purposes and early viewing is both invited and recommended to appreciate this spacious property and versatility. Offered vacant with no upper chain in this most convenient town centre location.



Accessed through a glazed shop door giving access to the main shop area.

SALES/SHOP AREA

13' 11" x 12' 3" (4.26m x 3.74m)
Shop window, display cabinet and storage cupboards. Open access leading to rear preparation room.

PREPARATION ROOM

25' 9" x 13' 0" (7.87m x 3.98m) widest points
Door to apartment, further door to cellar, wall mounted sink, three phase electricity points and access to rear kitchen area.

KITCHEN

13' 0" x 12' 4" (3.96m x 3.76m)
Skylights and window, two stainless steel sinks and wall mounted Main gas multipoint water heater. Door to rear yard.

CELLAR

13' 0" x 13' 10" (3.97m x 4.24m)
Accessed via slate topped steps and housing meters.

SECOND CELLAR

13' 9" x 9' 9" (4.19m x 2.97m)

FIRST FLOOR LANDING

UPVC double glazed window to three quarter landing. Main landing with radiator and stairs to upper floor.

LOUNGE

13' 7" x 12' 9" (4.14m x 3.89m)
Central fireplace with side displays, marble hearth and mantel. Radiator, folding doors to serving hatch directly to kitchen, and sash window to front.

KITCHEN/BREAKFAST ROOM

15' 0" x 7' 0" (4.57m x 2.13m)
Fitted with an older range of base, wall and drawer units with patterned work surface incorporating one and a half bowl stainless steel sink and drainer and tiling to upstands. Gas hob, double oven and Ideal gas boiler for the central heating and hot water systems. UPVC double glazed tilt and turn window to rear, breakfast bar area is positioned in front of the hatch to lounge and radiator.



SECOND FLOOR LANDING

Three quarter landing, uPVC double glazed door to fire escape leading back down to the rear yard. Main landing area with radiator, doors to bedroom and bathroom, double doors to built-in storage cupboard with radiator and stairs to third floor landing.

BEDROOM

14' 1" x 12' 11" (4.29m x 3.94m)
Double room with radiator, electric light and power. Sash window to front.

BATHROOM

13' 9" x 7' 1" (4.21m x 2.18m)
Fitted with a four piece suite comprising of corner bath, WC, pedestal wash hand basin and shower cubicle. Electric shaver point, radiator, some tiling to splashbacks and uPVC double glazed tilt and turn window to rear.

THIRD FLOOR LANDING

Opening into bedroom.

BEDROOM

20' 9" x 13' 1" (6.32m x 3.99m)
Three rooflights, sloping ceilings to side, built in storage cupboards to one eaves area and radiator.

EXTERIOR

To the rear is an enclosed yard with door to rear service lane. Covered storage space, WC and access to metal fire-escape leading up to the living accommodation.

