



## Cavendish House

Ulverston, LA12 7AD

£195,000



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## Entrance Hall

**extends to 26'3" (extends to 8.019)**

The entrance hall is decorated with cornice and a tiled floor and features an archway. There is a storage cupboard and a smoke alarm. The hallway provides access to all ground floor rooms

## W/C

This modern white with chrome fitment suite is fitted with a low level flush W/C and a pedestal wash basin. It is decorated with a white tiled splash back, wall lighting and comes with a single radiator and an extractor fan.

## Reception Room One

**13'0" x 16'11" (3.965 x 5.172)**

This room has single glazed sash, front aspect wooden windows. The central feature of this room is the original open fire with surround and slate tiled hearth. The room is decorated with cornice and a light brown fitted carpet with walls painted a stylish "velvet evening" blue/grey shade. There is a stunning alcove feature at the end of the room with additional alcove shelving and cupboard below. Within the room is a double radiator, three double power points and a telephone and tv aerial access point. Doors provides access to the hall.

## Kitchen

**7'10" x 13'6" (2.403 x 4.118)**

Single glazed wooden, rear aspect windows. This attractive kitchen has been fitted with a good range of dark grey base and wall units with wood painted handles, a stone laminate style work surface and a single stainless steel sink unit with mixer taps and inset drainer. The kitchen is decorated with a tiled splash back and an oak style laminate floor with walls painted turquoise. Fitted appliances included in the sale consist of a cooker

filter with extractor hood, fan and light, a gas with four rings and a single fan assisted oven with grill and light. There is recess plumbing for a washing machine and the kitchen comes with a single radiator, two double power points, and a wall hung combination boiler. There is also space for a dining suite. Doors provide access to the lower floor hall area.

## Stairway

A spindle staircase can be accessed from the ground floor hall and provides access to the lower ground floor landing.

## Bedroom One

**13'6" x 14'5" (4.140 x 4.418)**

Wooden single glazed front and side aspect sash windows. This room is decorated with cornice a blue fitted carpet, with walls painted cream and superb original feature beams run through the room. The room also comes with a double radiator with thermostat and three double power points.

## Bedroom Two

**11'9" x 11'3" (3.592 x 3.440)**

Single glazed rear aspect wooden, sash windows. The central feature of this room is the lovely window seat and original window shutters. This room has an alcove that provides additional storage space and a single radiator with thermostat and three double power points. It is decorated with a blue fitted carpet with walls painted with farrow and ball "down pipe", a dark blue grey shade.

## Bathroom

**8'3" x 5'2" (2.520 x 1.578)**

This modern, three piece white with chrome fitment



suite comes with a low level flush W/C, a low level "P" shaped bath with over bath shower attachment and rail. There is also a pedestal washbasin. The room is decorated with white metro tiles, pink painted walls and a wood style linoleum floor. It also comes with a chrome towel rail and an extractor fan.

### Cellar Room One

9'0" x 14'5" (2.757 x 4.405)

Flagged flooring, doors provide access to cellar room two. The cellar has full planning permission to convert the space into a living/ dining area.

### Cellar Room Two

7'8" x 14'8" (2.341 x 4.490)

Flagged flooring, doors provide access to cellar room three.

### Cellar Room Three

6'5" x 10'4" (1.973 x 3.155)

Original slate shelving. Lower ground floor provides access to cellar rooms four, five and six.

### Cellar Room Four

5'11" x 9'10" (1.822 x 3.022)

There is a storage room off the cellar room.

### Cellar Room Five

10'0" x 7'0" (3.068 x 2.137)

### Cellar Room Six

13'0" x 9'6" (3.964 x 2.901)



## Road Map



## Hybrid Map

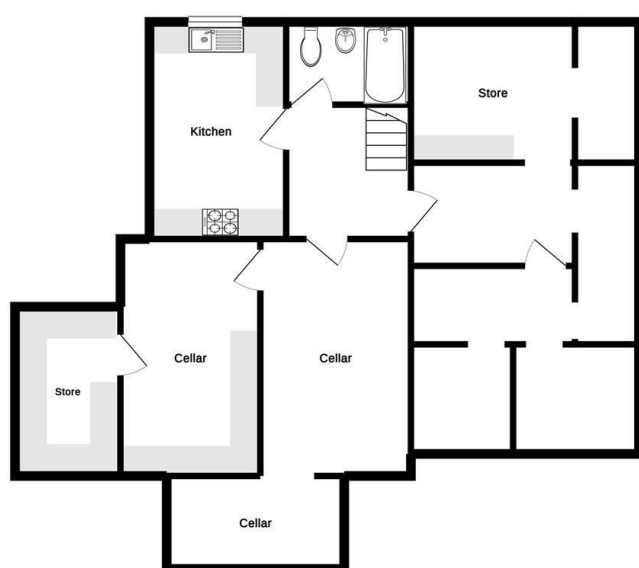


## Terrain Map

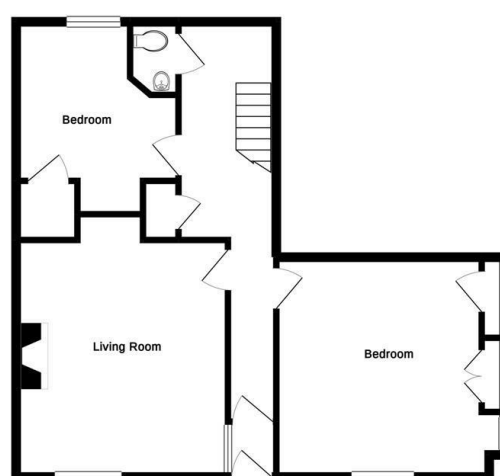


## Floor Plan

Cellar



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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