



## 16-18 Fountain Street

Ulverston, LA12 7EQ

Offers In The Region Of £195,000



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2





# 16-18 Fountain Street

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*This interesting and versatile property is located in a prominent position along the one-way arterial approach road to the bustling market town, offering excellent visibility and convenience. With obvious potential for conversion to residential use (subject to necessary change of use), this deceptively spacious property presents a range of possibilities for prospective buyers. There is also the added benefit of secure off road parking/car port. No onward chain, enabling a swift purchase.*

Step into the first reception/sales area, a bright and inviting space featuring two sash windows overlooking the front and side aspects. The focal point is a characterful cast iron fireplace, adding a touch of charm, while the hardwood flooring enhances the traditional feel.

Continue through to the second reception/sales area, which seamlessly connects with the first room, offering coordinating flooring, a front-facing sash window, built-in shelving, and open access to the staircase. There is also a useful under-stair storage area.

Moving through to the kitchen diner, you'll find traditional base and wall units complemented by butcher block work surfaces. There is ample space for a dining table, and two borrowed light windows bring in additional brightness. A door provides access to the side yard/parking area.

On the first floor, there are two offices/bedrooms, both benefiting from sash windows. The three-piece bathroom includes a low-level flush WC, wash hand basin, and a bathtub with an over-bath shower attachment. A side-facing window allows for natural light.

The top floor houses a spacious versatile room with a lower sash window and loft access, offering excellent potential for additional storage or alternative use.

### Reception/Retail Area One

19'8" x 10'5" (6.00 x 3.20)

### Reception/Retail Area Two

16'4" x 7'6" (5.00 x 2.30)

### Kitchen Diner

15'1" x 6'10" (4.60 x 2.10)

### Landing

extends to 11'1" (extends to 3.40)

### Room One

16'4" x 7'2" (5.00 x 2.20)

### Room Two

14'1" x 6'10" (4.30 x 2.10)

### Bathroom

7'10" x 4'7" (2.40 x 1.40)

### Attic area

16'8" x 7'6" (5.10 x 2.30)

### Store/Car Port

18'0" x 8'2" (5.50 x 2.50)





- Prominent, Town Centre Location
  - Gas Central Heating
  - External Store/Car Port
- Potential for Residential (Subject to Change of Use)
- Superb Investment Opportunity
  - Conservation Area
  - No Onward Chain
  - Unique and Characterful





The floor plan is divided into three sections: Ground Floor, 1st Floor, and 2nd Floor.

- GROUND FLOOR:** Features a Carport/Yard on the left, a Kitchen/Diner at the top center, and two Reception/Sales Areas. A central staircase has an 'UP' arrow pointing to the 1st floor.
- 1ST FLOOR:** Includes a Bathroom, two Bedrooms/Offices, and a central staircase with 'DOWN' and 'UP' arrows.
- 2ND FLOOR:** Consists of a single Attic Area with a 'DOWN' arrow pointing to the 1st 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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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
<p>Not energy efficient - higher running costs</p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	