



## 36 Fountain Street

Ulverston, LA12 7EQ

Offers In The Region Of £425,000



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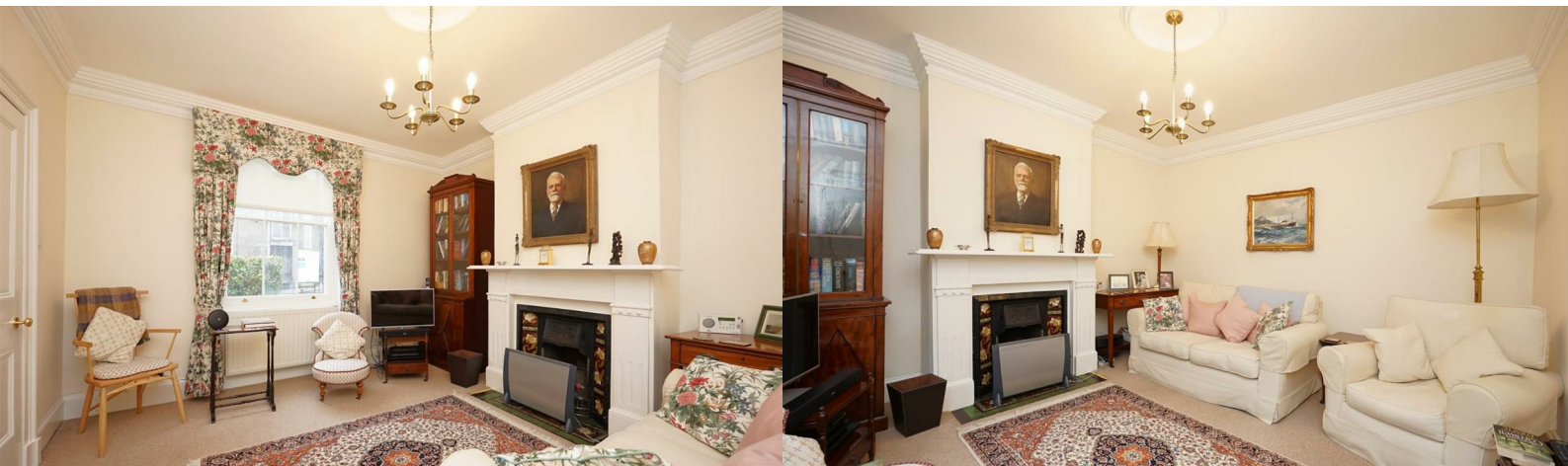
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# 36 Fountain Street

Ulverston, LA12 7EQ

## Offers In The Region Of £425,000



*A truly exceptional opportunity presents itself with this rare offering: a detached property nestled in the heart of Ulverston Town Centre, boasting coveted off-road parking—a luxury in this bustling market town. This residence, a stone-built circa 1850, is a testament to timeless charm, with many of its original features meticulously preserved, inviting a sense of heritage and character. Step outside to discover the enchanting garden area at the front, while a rear patio area offers the perfect setting for al fresco dining or leisurely gatherings. Don't miss your chance to own a piece of Ulverston's history, combined with modern convenience and allure.*

As you step onto the small pathway leading to the front door, the charm of this detached property in Ulverston Town Centre becomes immediately apparent. Upon entry, you're greeted by the elegance of original tiles adorning the hallway floor, flanked by ornate cornicing, hinting at the home's rich history. To your left, the lounge beckons with its double-glazed sash-style windows illuminating the space, framing the original fire surround—a focal point of classic beauty. To the right of the hallway, the dining room welcomes you with similar charm, featuring another double-glazed sash-style window, an original fire surround, and built-in cupboards and shelving, all accented by intricate cornicing. Beyond lies the kitchen, fitted with base units and an electric oven, offering access to the rear patio area through a convenient rear door, as well as a utility room and ground floor cloakroom. Ascending the staircase, you'll find the master bedroom boasting an original fire surround, ceiling spotlights, and an ensuite bathroom, exuding comfort and luxury. Three additional bedrooms await, each with its own unique allure, a family bathroom and a useful attic space presents an ideal setting for a home office or creative sanctuary. Outside, a small front garden adds a touch of greenery, while the rear patio area offers a private retreat, complemented by off-road parking, a storage space, and an electric open-and-over garage-style door—culminating in the perfect blend of heritage and modern convenience.

### Entrance Hall

17'5" x 6'2" (5.319 x 1.892)

### Living Room

13'8" x 12'8" (4.176 x 3.863)

### Dining Room

13'9" x 11'11" (4.196 x 3.656)

### Kitchen

11'11" x 11'4" (3.649 x 3.466)

### Ground Floor WC

4'4" x 4'10" (1.33 x 1.48)

### Utility

5'6" x 6'9" extends to 10'5" (1.7 x 2.08 extends to 3.19)

### Landing

10'8" x 7'5" (3.268 x 2.268)

### Bedroom One

13'7" x 11'4" (4.160 x 3.459)

### Bedroom Two

13'8" x 10'1" (4.190 x 3.078)

### Bedroom Three

12'1" x 11'10" (3.694 x 3.624)

### Bedroom Four

8'11" x 6'9" (2.738 x 2.079)

### Family Bathroom

12'11" x 5'5" (3.939 x 1.668)

### En Suite

7'0" x 3'10" (2.135 x 1.192)

### Attic Room

11'11" x 11'10" (3.644 x 3.619)

### Outside Store

4'7" x 3'3" (1.40 x 1.00)



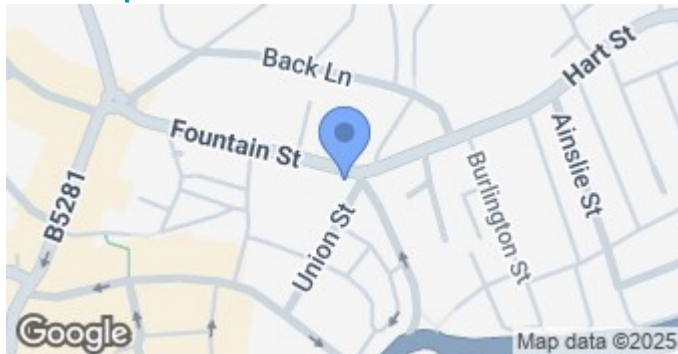


- Detached House
- Double Glazed and Gas Central Heating
- Four Bedrooms and Attic/Office Space
- Two Reception Rooms

- Excellent Location
- Off Road Parking
- Ensuite to Master Bedroom, Ground Floor Cloakroom and Family Bathroom
- Council Tax Band D



## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

