



## 7 Ainsworth Street

Ulverston, LA12 7EU

Offers In The Region Of £395,000



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*Truly stunning three-storey home just a stone's throw from the town centre on a quiet street! This charming property boasts character features throughout, including a fantastic cellar for additional storage or potential use. The property is also equipped with solar panels on the roof, providing an eco-friendly energy source and helping to reduce electricity costs. Enjoy a private, mature rear garden with an outbuilding, perfect for relaxing or entertaining. Benefits include gas central heating and UPVC double glazing. Offered with no onward chain, this home is a rare find in a prime location.*

As you approach this charming home, you are greeted by an enchanting forecourt, adorned with crawling ivy and mature shrubbery, leading you to the front door.

Step inside into the entrance porch and continue to the entrance hall, which provides access to both the stairs and the cosy lounge. The lounge features a open fire with a statement mahogany fire surround, and a high-level window framed with characterful wooden paneling. An open archway connects the lounge to the dining area, which also features a high-level window with paneling, a built-in cupboard, and shelving in the alcove.

Proceeding through to the kitchen, you'll find a range of cottage-style laminate base and wall units, equipped with a built-in oven and hob. There is ample space for a fridge freezer and plumbing for a washing machine. Wooden French doors open out to the rear garden, while an internal door leads down to the cellar rooms. The cellar is dry, with electric and power, offering a versatile space for various uses. There is also a coal room.

On the first floor, you will find two bedrooms and the main bathroom. The bathroom features a 3-piece suite, including a low-level bath with an over-bath shower attachment, accented with characterful rainbow block tiling. It also includes a wash basin, WC, and the boiler is housed here. One of the bedrooms includes an en suite shower room with storage above, while the other is a double bedroom with a front-facing window and a beautiful open fire with a marble surround. It also features the distinctive high-level window with wooden paneling, coordinating with the ground floor.

Moving to the second floor, a Velux window on the landing allows for plenty of natural light to flood in. Here, you will find two more double bedrooms, both spacious and bright.

At the rear of the home, there is a mature, private garden filled with various plants and trees, providing a serene and secluded outdoor space. There is also an area designated for bin storage and a useful outbuilding with light, ideal for additional storage.

### Entrance Hall

extends to 17'3" (extends to 5.262)

### Lounge

12'6" x 11'0" (3.817 x 3.368)

### Dining Room

13'9" x 11'6" (4.213 x 3.525)

### Kitchen Diner

13'8" x 10'8" (8'4") (4.189 x 3.274 (2.557))

### Cellar

11'4" x 9'9" (3.463 x 2.987)

### Coal Room (Cellar)

extends 13'3" (extends 4.064)

### First Landing

extends to 14'1" (extends to 4.313)

### Bedroom One (First Floor)

14'11" x 12'7" (4.557 x 3.836)

### Bedroom Two (First Floor)

10'11" x 9'0" (3.328 x 2.746)

### En Suite Shower Room

6'7" x 2'11" (2.013 x 0.896)

### Bathroom (First Floor)

11'2" x 10'10" (8'4") (3.408 x 3.318 (2.552))

### Second Floor Landing

extends to 14'1" (extends to 4.315)

### Bedroom Three (Second Floor)

14'11" x 12'7" (4.572 x 3.838)

### Bedroom Four (Second Floor)

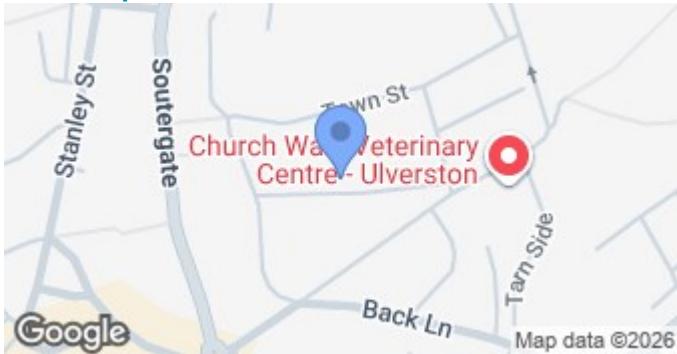
13'11" x 8'11" (4.256 x 2.736)



- Superb Town Centre Location
- Three Storey
- Cellar and Coal Cellar
- Rear Garden
- No Chain
- Many Character Features
- 2 Reception Rooms and Four Bedrooms
- Ensuite and Family Bathroom
- Solar Panels
- Council Tax Band D



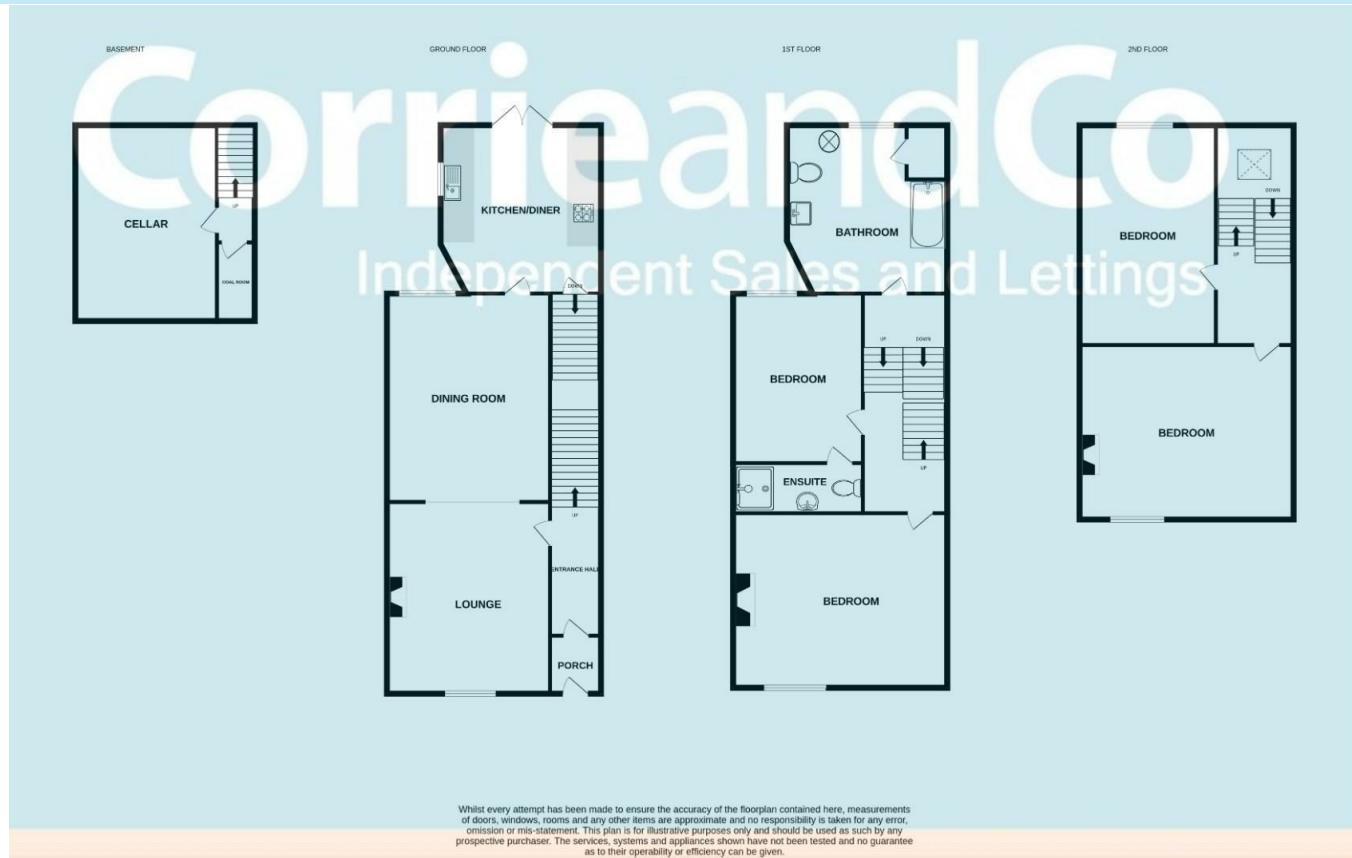
## Road Map



## Terrain Map



## Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	