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INDEPENDENT SALES & LETTING AGENTS



16a King Street

Ulverston, LA12 7DZ

Offers In The Region Of £240,000



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Approach

Steps (external) are from the side alley to the First Floor

First Floor

A terrace and of patio style. Space for garden furniture. Access to the painted timber front door with glazed panes, leads into the kitchen, (continuing) open access into the lounge.

Lounge

13'9" x 13'3" (4.19 x 4.03)

With single glazed sash window, opening pane and side shutters - faces the front and King Street. A super focal point, is the open coals living flame gas fire with surround and green slate hearth. Panel radiator, three power points telephone point and TV aerial. An elegant room with cream decor, feature alcoves/chimney breast, ceiling height of 2.57m , with coving, pine floor boards. Viewing is essential.

Open, adjacent access into the kitchen.

Kitchen

13'0"x 14'1" (3.95x 4.30)

With three windows to the side and rear (and the patio). The kitchen has been fitted with a good range of modern and attractive, cream, gloss finish, base and wall units with brushed steel handles and a walnut shaded block work surface. Frankie stainless steel sink and chrome mixer tap.

Fitted appliance to be included in the sale - Stainless steel filter canopy with fan and light. Integrated fridge/freezer and dishwasher.

Recess for range cooker negotiable upon sale). Panel radiator power points and smoke alarm .pendant and halogen lighting. Adjacent oak faced door to the understairs with electric light and plumbing and open access to the spindles stairs and adjacent to the lounge.

Stairway Details

The traditional open/spindled staircase leads from between the lounge and kitchen to the first floor landing.

First Floor Landing extends to

9'10" (3.0)

With painted bannister and shaped spindles, panel radiator and loft access. Oak faced doors with vertical flutes and chrome handles are to the bedrooms and bathroom.

Bedroom One

13'9" x 13'7" (4.2 x 4.13)

With sash window, opening pane and painted shutters - facing the the front elevation with lower window seat. Pastel decor of pale stone with feature wall. Panel radiator, two power points, TV aerial socket and ceiling height of 2.70m

Bedroom Two

9'8" x 7'0" (2.95 x 2.14)

With sash window, opening pane faces the rear with a town outlook. Panel radiator. Built in twin door cupboard with shelving and gas Halstead boiler.

Bathroom

9'7" x 7'3" (2.91 x 2.20)

With part opaque glazed sash window to the rear. Fitted and attractive contemporary four piece suite in white with chrome fittings. Low level corner, Showerlux Spa bath with mixer tap and matching side panel, dual flush WC, Vernon Tutbury washbasin with pedestal and mixer tap. Glazed shower cubicle, thermostatic shower with flexitrack spray. Complementary tiling of polished ceramic and cream shades White vertical tubular radiator, Ceramic tiled floor. Halogen lighting.

Shop Approach

Painted timber and glazed front door, affords access from the front (and prominent position) into the shop.

Shop/ Retail Area

28'11" x 13'5" (8.81 x 4.08)

With traditional deeper shop window to the front and side facing side facing windows providing . Of good presentation, with pine floor boarding, numerous ceiling lights and power points. White painted walls and mahogany style skirting. Pine door to the inner vestibule, stripped pine door to the cloaks.

Cloaks

With extractor fan. Fitted low level WC and wall mounted wash basin in white. Cream painted walls and Ariston wall mounted water heater.

Kitchen

11'0" x 14'7" (3.35 x 4.45)

With sky light window. Fluorescent light, telephone point, power points. Vanity basin. Timber door with opaque glazed pane to the side alley. Vanity basin Stainless steel sink with mixer tap and inbuilt drainer.

Store

17'9" x 9'6" (5.4 x 2.9)

With secure door. Offset area of 2.35m., Electric light and power.



