

BATHROOM

13' 7" x 7' 9" (4.14m x 2.36m)

Having corner bath, WC, wash basin, radiator, full length built in airing cupboard with shelved storage, hot water tank, shaver light and point and uPVC double glazed window.

THIRD FLOOR LARGE ATTIC ROOM

16' 8" x 20' 10" (5.08m x 6.35m)

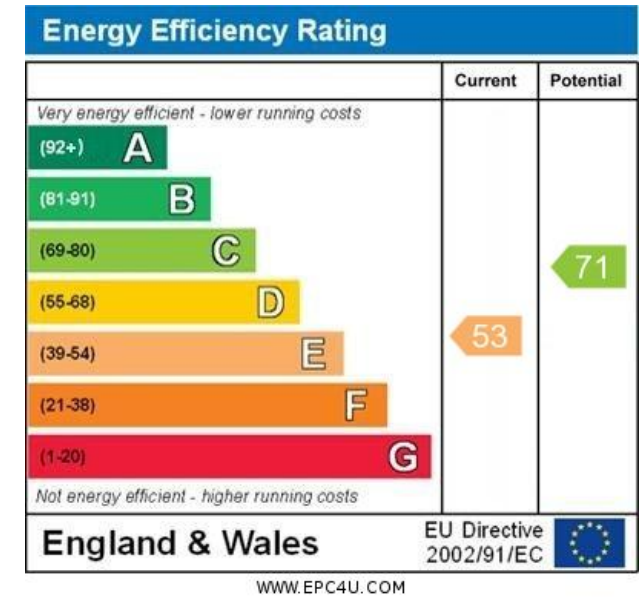
Having 4 double glazed sky lights, eaves storage, 14 power points and 2 radiators, This room could easily be subdivided.

GARDEN

Having a pleasant enclosed garden area to the rear.

VIEWING

By appointment



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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Residential Sales Residential Lettings Commercial Sales & Lettings

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

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Tenure

Freehold

Council Tax Band

C

Contact Details

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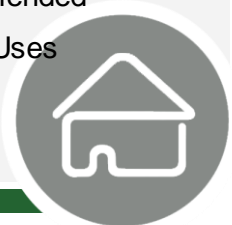
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Cavendish Street | Ulverston | LA12 7AD

Asking Price £275,000

- 5 Storey Mixed Use Premises
- Ground Floor Commercial Area
- Property Sold With Tenant In Situ (Commercial Area)
- Separate 3 Bedroom Living Accommodation
- Large Attic Room, Cellar Storage
- Grade 2 Listed Premises
- Early Viewing Recommended
- Ideal For A Variety Of Uses
- Garden To Rear
- Council Tax Band C





Property Description

Situated close to the town centre of Ulverston, this splendid 5 storey grade 2 listed premises comprises of commercial ground floor area, good sized cellar store and there is separate access from the side elevation to a separate 3 bedroomed flat with large attic room that has excellent scope for further development. This property has superb potential to be utilised in a variety of ways with the commercial ground floor premises able to provide a good rental income. The property should prove of interest to a variety of potential buyers and early viewing is recommended. The property is divided into a 3 bedroomed flat and ground floor commercial area previously used as office space. The commercial area currently has a tenant and the property is being sold with the tenant in situ. The 3 bedroomed flat is currently occupied by the vendor. To the rear of the property there is a right of way across the garden which can be used by adjoining tenants.

SERVICES

Gas, Water, Electric, Telephone and Drainage

ENTRANCE HALL

Having access to the offices and flat

COMMERCIAL AREA

13' x 14' 4" (3.96m x 4.37m)

Having good sized display windows to the front elevation, ample power points and lighting, uPVC double glazed window to the rear and access to the cellar and washroom.

WASH ROOM

Having WC, wash basin, radiator and uPVC double glazed window.

CELLAR

16' x 11' 4" (4.88m x 3.45m)

Having the original Range gas central heating boiler and access to the garden and 3 additional cellar areas.

FIRST FLOOR LANDING

Having stripped pine doors to the lounge diner and office, telephone point, radiator and uPVC double glazed window.

LOUNGE/DINER

22' 3" x 14' 2" (6.78m x 4.32m)

Having coal effect living flame gas fire with cast iron and tiled inset, marble hearth and wood surround, 5 power points, 2 radiators, TV point and 2 sash windows to the front elevation.

KITCHEN

16' 3" x 7' 8" (4.95m x 2.34m)

Having wall and base storage cupboards, working services, 4 ring electric hob, electric double oven and grill, built in dishwasher, plumbing for a washing machine, built in fridge freezer, filter hood, breakfast bar, rebated one and a half bowl sink unit, 15 power points and uPVC double glazed window.

STUDY/OFFICE

16' 8" x 8' 1" (5.08m x 2.46m)

Having 2 power points, radiator and uPVC double glazed window. This room could be utilised as a 3rd bedroom if required.

SECOND FLOOR LANDING

Having stripped pine doors to all rooms and uPVC double glazed window.

BEDROOM 1

14' 10" x 14' (4.52m x 4.27m)

Having sash windows, 6 power points and access to the en-suite shower room.

ENSUITE SHOWER ROOM

14' 3" x 8' 9" (4.34m x 2.67m)

Having tiled shower cubical with electric shower, WC, wash basin and sash window

BEDROOM 2

16' 8" x 8' (5.08m x 2.44m)

Having 2 power points, radiator and uPVC double glazed window with window seat.

BEDROOM 3/STUDY

