



PROPERTY

Part of the Ulverston Auction Mart Group

4, Argyle Street,
Ulverston
£200,000



Situated in a convenient location in close walking distance of Ulverston town centre, this three bedroom mid terraced property is in excellent condition throughout with the added benefit of an en-suite bathroom to the first floor accommodation.

The Accommodation Comprises: Entrance hallway, Living / Dining room, Modern fitted Kitchen, Shower room. First Floor: Three Bedrooms (one en-suite).

Externally, the property has an enclosed rear yard with access to an useful attached outhouse/ utility room and a small gated forecourt area at the front.

An ideal purchase for First Time Buyers or Investors.



- **Postcode** – LA12 0BD
- **Tenure** – Freehold
- **Local Authority** – South Lakeland District Council
- **Council Tax Band** – B
- **Services** – All mains service connected
- **Other** – First Floor En-Suite Bathroom



The accommodation comprises;
An Entrance Hallway (4.2m x 0.9m) with an uPVC double glazed external door, radiator, electricity metre, stairs to first floor and door to:

Living/ Dining Room (6.5m x 3.0m) a bright room with two uPVC double glazed windows, two radiators, a gas fire with marble effect surround, under stairs storage cupboard and door to:

Kitchen (3.7m x 2.1m) with modern white wall and base units, stainless steel sink and drainage unit, white tiled walls, pantry cupboard and tiled flooring, door to:

Shower Room (2.4m x 1.9m) with fully tiled walls, pedestal sink, walk in shower, heated towel rail and lino flooring.



First Floor

Landing with loft access and storage cupboard.

Bedroom One (4.1m x 3.0m) with a uPVC double glazed window to the front aspect, radiator, wooden flooring and door to the En-Suite with WC, pedestal sink and corner shower unit with Red Ring electric shower.

Bedroom Two (3.3m x 2.6m) with an uPVC double glazed window to the rear elevation, radiator and wooden flooring.

Bedroom Three (3.6m x 2.1m) with an uPVC double glazed window, built in storage cupboards housing the Main Combi boiler and wooden flooring.

Outside, there is an enclosed rear yard with access to the Outhouse/ Utility Room (2.2m x 1.7m) with plumbing for a washing machine, lino flooring and light and power.



EPC and Floorplan to be
added

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