



19 Upper Brook Street

Ulverston, LA12 7BH

Nestled in an ideal location, this charming and modern home serves as an excellent accommodation for the start of the Cumbrian Way. Situated with swift access to the bustling town of Ulverston, it offers easy reach to its plethora of pubs, restaurants, and amenities. Moreover, its close proximity to the commencement of The Cumbria Way renders it a prime investment opportunity. The property boasts four bedrooms—three double and one single—a family bathroom, a cozy living room, and a bright and spacious kitchen-diner. Outside, a rear courtyard area with a small storage space adds practicality to the charm. While some finishing touches are yet to be completed, viewings are highly recommended for this promising abode.

Offers In The Region Of £230,000

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- Superb location
- Four bedrooms
- Family Bathroom
- COUNCIL TAX BAND A
- Close to local amenities
- Living room
- Rear Courtyard
- Recently refurbished
- Kitchen diner
- Viewings recommended

Living Room

11'2" x 11'0" (3.424 x 3.361)

Kitchen-Diner

15'9" x 11'0" (4.820 x 3.378)

Bedroom One

13'7" x 9'5" (4.153 x 2.873)

Bedroom Two

13'7" x 9'4" (4.154 x 2.848)

Bedroom Three

13'9" x 10'0" (4.198 x 3.053)

Bedroom Four

10'1" x 6'8" (3.075 x 2.034)

Bathroom

8'7" x 6'1" (2.622 x 1.855)



[Directions](#)



Floor Plan

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
103 kWh/m ² A		0.02 t/m ² A	
81-102 kWh/m ² B		0.03 t/m ² B	
61-80 kWh/m ² C		0.04 t/m ² C	
41-60 kWh/m ² D		0.05 t/m ² D	
21-40 kWh/m ² E		0.06 t/m ² E	
11-20 kWh/m ² F		0.07 t/m ² F	
1-10 kWh/m ² G		0.08 t/m ² G	

EU Directive 2002/91/EC