

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



16 Burlington Street

Ulverston, LA12 7JA

Offers Over £220,000



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No Chain! Seize this exceptional opportunity to own a spacious three-bedroom townhouse, spread across three floors and conveniently located near the town centre. With pubs, restaurants, and all necessary amenities within reach, it's situated in a favored residential area. The property retains plenty of its original charm whilst having the modern improvements required to make an ideal family home. We strongly recommend arranging a viewing.

Upon approaching the property, you are greeted by a well-forecourted entrance leading to the inner hall. The front reception room features a double glazed bay window and an open fire with a traditional surround, creating a warm and inviting atmosphere. Moving further, the second reception room to the rear offers an electric fire and open access to the modern kitchen.

The kitchen is equipped with a selection of cream base and wall units, complemented by high-glossed wood worktops and splash backs. A skylight and double glazed garden door provide ample natural light and easy access to the courtyard, which boasts an outhouse and water point for added convenience. Additionally, the property includes a cellar with electrics, a radiator, and a workbench, providing versatile space for storage or other potential uses.

Ascending the stairway to the first floor, you'll find a bedroom and a four-piece family bathroom, which houses the combi boiler. Continuing to the second floor, there are two further good-sized bedrooms, offering comfortable living spaces for all residents.

Entrance Hall

14'5" x 2'11" (4.415 x 0.895)

Front Reception Room

13'0" x 9'3" (3.976 x 2.838)

Living Room

12'5" x 12'4" (3.808 x 3.773)

Kitchen

12'1" x 9'7" (3.684 x 2.932)

First Floor Landing

12'6" x 5'4" (3.829 x 1.640)

Bedroom One

12'7" x 10'3" (3.836 x 3.141)

Family Bathroom

12'6" x 9'0" (3.814 x 2.759)

Second Floor Landing

11'6" x 5'5" (3.516 x 1.666)

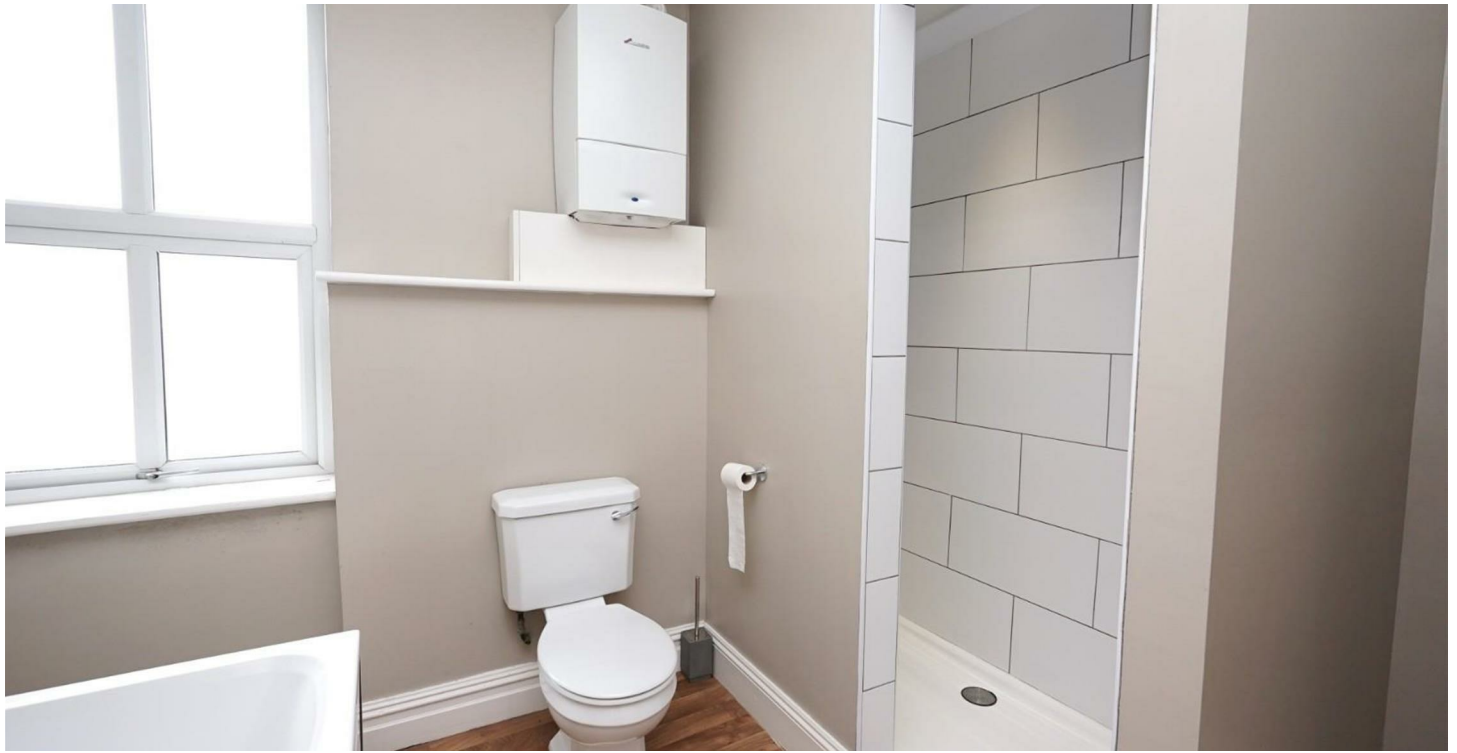
Bedroom Two

12'7" x 10'5" (3.846 x 3.198)

Bedroom Three

12'7" x 9'10" (3.848 x 3.005)

Cellar

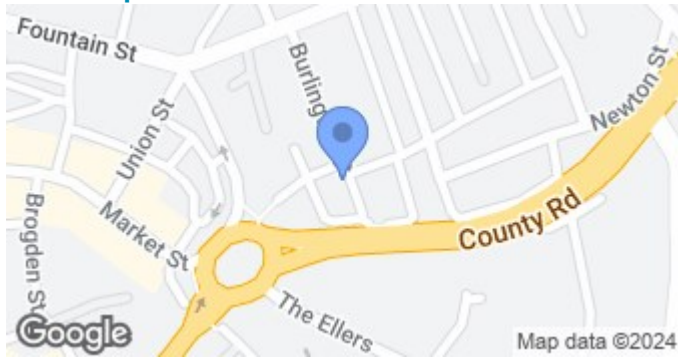


- Excellent Location
- Two Reception Rooms
- Four Piece Family Bathroom
 - No chain

- Modern Decor Throughout
 - Three Bedrooms
 - Cellar
- Council Tax Band B



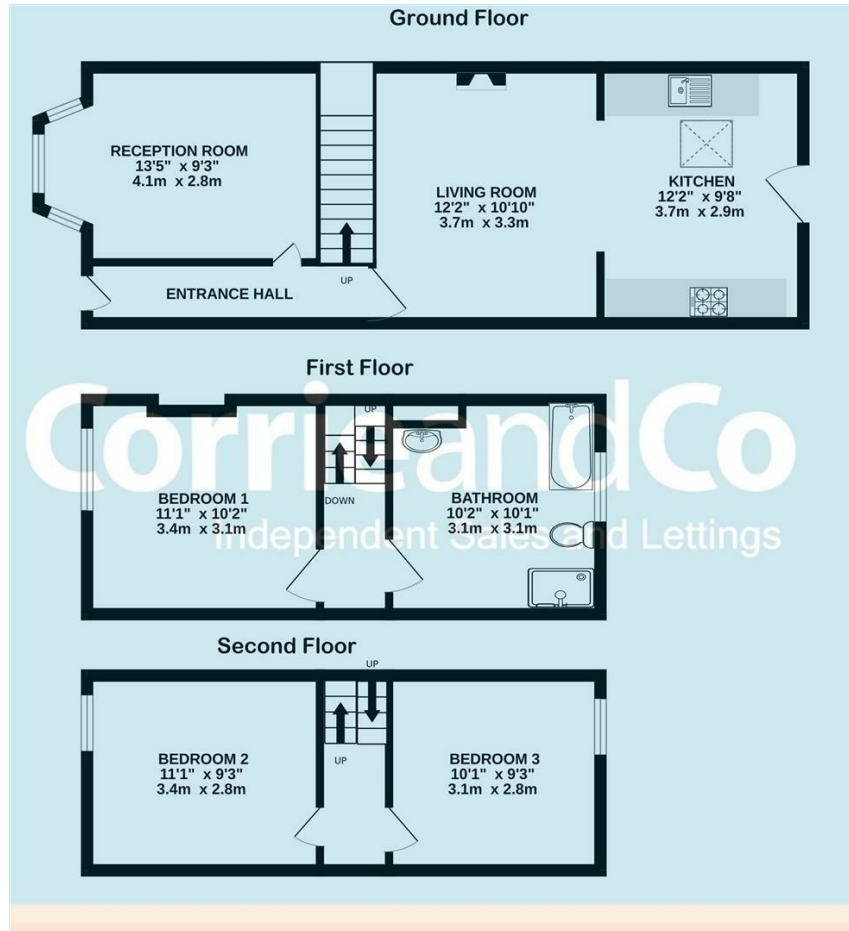
Road Map



Terrain Map



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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

