



6 Hazeltree Road

Ulverston, LA12 9JP

Offers In The Region Of £200,000



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Discover the potential of this 2-bedroom semi-detached home, offered with no chain and ready for your personal touch. Nestled in a peaceful cul-de-sac on a popular residential estate, this property is an excellent opportunity for those seeking a renovation project or a first-time buyer's dream home. Enjoy the convenience of low maintenance gardens, perfect for those who prefer less upkeep and more time to enjoy their surroundings. The outdoor space offers great potential for landscaping and creating your own oasis. Located on a popular residential estate, you're just a short distance from essential amenities, including shops, schools, and transport links. Everything you need is within easy reach, providing a convenient lifestyle. Contact us today to arrange a viewing and start imagining the possibilities!

As you enter the property, you're greeted by a porch that leads to the entrance hall. This area is ideal for hanging coats and storing shoes, keeping the rest of the home neat and tidy. From here, you can either head up the stairs or into the lounge. Moving from the entrance hall into the lounge, you'll find a comfortable space with a gas fire and a large window that allows plenty of natural light to fill the room. An archway connects the lounge to the dining room, offering an open and spacious feel. This layout allows for easy flow between the living areas. You'll then find the kitchen, which could benefit from modernization. Despite its need for updates, the kitchen provides ample space, complete with a pantry for extra storage. From the kitchen, the inner hall leads to the utility room, a practical space for laundry and additional storage. The side door in the utility room opens to the rear garden, which is a blank canvas awaiting your personal touch.

Heading up the stairs from the entrance hall, the first floor features two sizeable bedrooms. Both rooms offer ample space and flexibility, allowing you to customize them to suit your needs. Whether you need a guest room, a home office, or a child's bedroom, these spaces can accommodate your lifestyle. The first floor also includes a three-piece shower room, which, like the kitchen, is in need of updating. With some creative vision, this space can be transformed into a modern and functional bathroom.

Throughout the home, you'll find good storage options, providing plenty of space to keep your belongings organized. This property has excellent potential for those looking to update and modernize, offering a blank canvas to create your dream home.

Porch

4'11" (w) (1.515 (w))

Entrance Hall

6'0" x 4'11" (1.836 x 1.518)

Lounge

13'6" x 12'7" (4.127 x 3.850)

Dining Room

8'6" x 9'6" (2.601 x 2.902)

Kitchen

7'10" x 9'6" (2.398 x 2.901)

Inner Hall

extends to 6'9" (extends to 2.059)

Utility Room (Single Brick)

8'6" x 6'10" (2.606 x 2.088)

Landing

extends to 7'0" (extends to 2.153)

Bedroom One

16'11" x 9'5" (5.161 x 2.890)

Bedroom Two

10'9" x 8'6" (3.297 x 2.603)

Shower Room

6'10" x 5'4" (2.100 x 1.644)



- Single Brick Extension to the Rear
- Popular Residential Location
- Spacious Accommodation
 - Cul De Sac Location
 - UPVC Double Glazing

- No Chain
- Close to Amenities and Transport Links
- Low Maintenance Gardens
 - Gas Central Heating
 - Council Tax Band - B



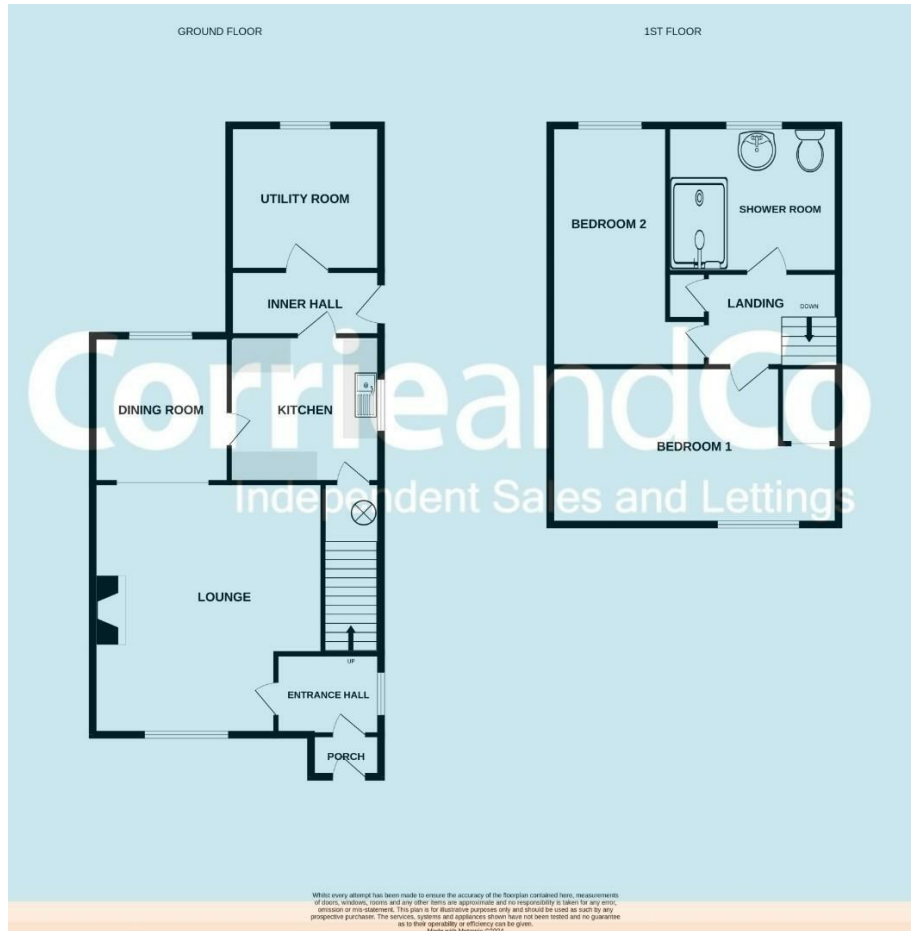
Road Map



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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	49
		EU Directive 2002/91/EC	