

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 1 Butlers Yard Buxton Place

Ulverston, LA12 7EF

Offers In The Region Of £185,000



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# 1 Butlers Yard Buxton Place

Ulverston, LA12 7EF

## Offers In The Region Of £185,000



*Nestled in the heart of Ulverston's vibrant town centre, this charming terraced property offers a delightful blend of convenience and comfort. Boasting three bedrooms, it currently serves as a popular holiday let/Air BnB, ideal for those seeking a retreat. The second bedroom is illuminated by a Velux window, adding a touch of natural radiance to the space. Serving the bedrooms to the first floor is a family bathroom and adjoined to the ground floor master bedroom there is an en-suite shower room, providing modern convenience and privacy. The property is equipped with gas central heating and double glazed windows, ensuring warmth and energy efficiency. Upon entry, a cloakroom offers ample storage space, enhancing the practicality of this inviting abode.*

Upon entering this quaint property you have a well sized cloak room to the left, a central stair case and to the right a master bedroom with en-suite. The bedroom features an under stair area which the bed perfectly fits into to allow for extra floor space in the bedroom.

To the first floor there are 2 well lit and fantastic proportioned bedrooms, one with a rear facing window and the other a skylight/Velux. There is also a bright and airy tiled family bathroom off the hallway.

To the front of the property there is a open and inviting lounge area with a large window and a fire surround. Just off a short hallway there is a modern kitchen with room for a dining table under the window with appliances in ready for crafting a tasty meal to enjoy.

### Lounge (First Floor)

12'4" x 10'0" (3.76 x 3.07)

### Kitchen (First Floor)

6'11" x 12'7" (2.13 x 3.84)

### Bathroom (First Floor)

6'6" x 6'4" (2.00 x 1.95)

### Bedroom One (Ground Floor)

14'11" x 6'11" (9'10") (4.55 x 2.12 (3.00))

### En-Suite (Ground Floor)

7'9" x 5'8" (2.37 x 1.74)

### Cloak Room (Ground Floor)

1'11" x 9'8" (0.59 x 2.95)

### Bedroom Two (First Floor)

10'9" x 6'7" (3.28 x 2.01)

### Bedroom Three (First Floor)

9'8" x 9'4" (2.96 x 2.87)

### Hallway (First Floor)

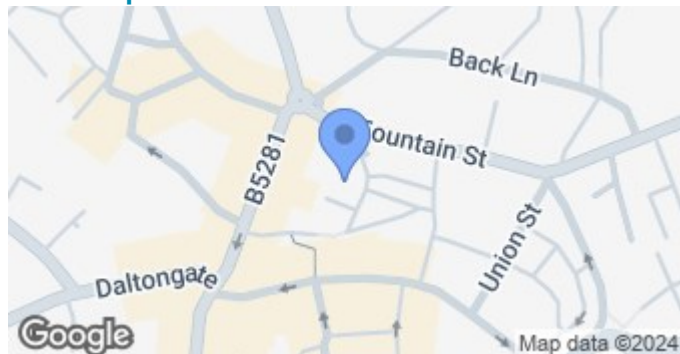
extends to 9'2" (extends to 2.8)



- Excellent Town Centre Location
  - 3 Bedrooms
  - En-suite in Master Bedroom
  - Can be sold Furnished
- Lounge and Kitchen/Diner
  - Family Bathroom
  - Currently used as Holiday Let
  - No Chain



## 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.

