



8 Brook Cottages Old Hall Road

Ulverston, LA12 7DH

Offers In The Region Of £170,000



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A fantastic opportunity to own a charming 2 bedroom mid terrace home just a stone's throw from the town centre. With no onward chain, tasteful décor throughout, and a rear yard, this property is ideal as a first home or a savvy investment opportunity. Contact us today to arrange a viewing!

Step into the welcoming vestibule which leads directly into the lounge. A spacious, inviting space perfect for relaxation and entertaining. The floating electric fire adds a cosy and modern touch to the room.

The kitchen diner has been equipped with a range of cream base and wall units, offering ample storage. The integral appliances includes a hob, sink with drainer, and a single oven. There is also space for free standing Fridge Freezer. The rear porch that provides access to the upper floor and the private rear yard.

To the first floor, you will find one double bedroom: spacious and bright, ideal for a master suite, and one single bedroom: perfect for a guest room, child's room, or home office. There is also a modern three piece shower room with white retro tiling and linoleum flooring.

Externally there is a private, outdoor yard; ideal spot for outdoor seating and hosting.

Lounge

11'11" x 10'3" (3.644 x 3.128)

Kitchen Diner

9'2" x 10'3" (2.810 x 3.139)

Landing

5'2" x 2'8" (1.598 x 0.826)

Bedroom One

11'5" x 10'2" (3.484 x 3.124)

Bedroom Two

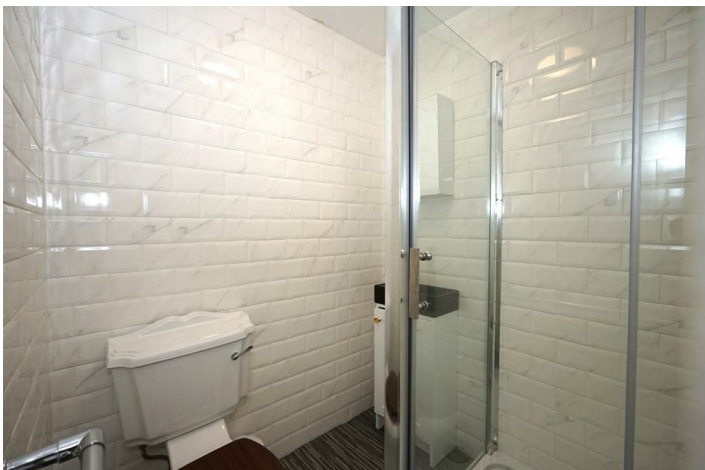
9'1" x 4'9" (2.780 x 1.462)

Shower Room

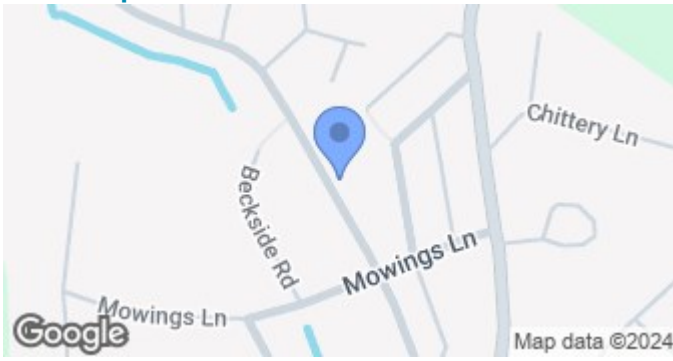
6'2" x 5'1" (1.886 x 1.566)



- Mid Terrace/Cottage
- Central and Convenient
 - Rear Yard
- Council Tax Band - A
- Popular Residential Location
 - No Onward Chain
- Ideal First Home or Investment



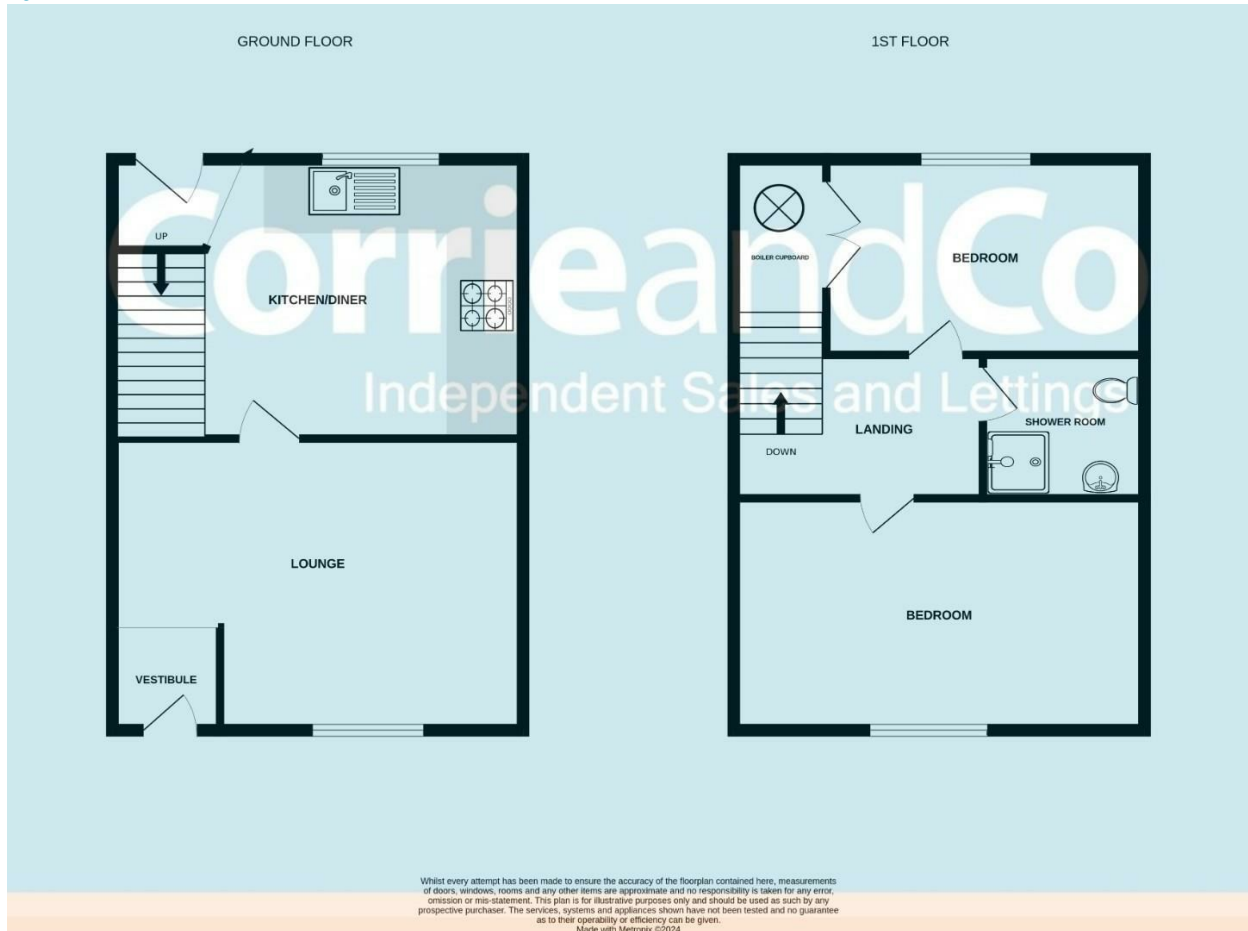
Road Map



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			91
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	