



Roy Cottage

Ulverston, LA12 7RJ

Offers In The Region Of £220,000



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Nestled in a picturesque village, this delightful two-bedroom cottage offers a perfect blend of character and convenience. Featuring a private, low-maintenance rear garden, this property is chain-free and ideal for first-time buyers or investors. Located within walking distance of local amenities, transport links, and the popular Britannia Pub, this home is perfect for those seeking village charm with modern convenience. Don't miss out on this rare opportunity - book a viewing today!

Upon entering this charming cottage, you are welcomed into the spacious lounge diner, featuring neutral décor, carpeting, and a characterful beam that adds a touch of rustic charm. The room flows naturally, with direct access to both the stairs and the kitchen.

The modern kitchen is fitted with high-gloss base and wall units, complemented by an integrated hob and oven. There's ample space for a washing machine and fridge freezer, making it as functional as it is stylish. From the kitchen, steps lead up to the ground-floor shower room, which boasts a contemporary three-piece suite, including a dual flush WC, wash hand basin, and a generous size walk in shower for maximum convenience.

Heading upstairs, the first floor offers two generous double bedrooms, one of which benefits from useful large wardrobes, providing plenty of storage.

The rear garden is a tranquil retreat, beautifully designed for low maintenance with slate underfoot and mature bushes and shrubbery framing the space.

Lounge

7'11" x 11'7" (2.43 x 3.54)

Kitchen

8'5" x 10'1" (2.57 x 3.09)

Ground Floor Shower Room

8'9" x 5'11" (2.68 x 1.82)

Bedroom One

13'0" x 11'7" (3.98 x 3.54)

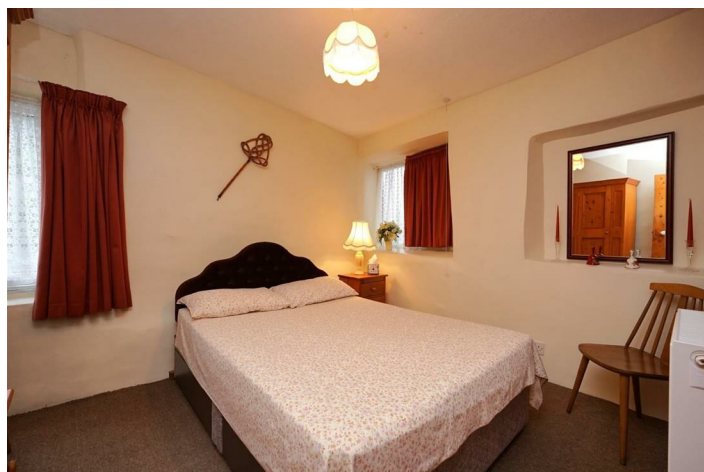
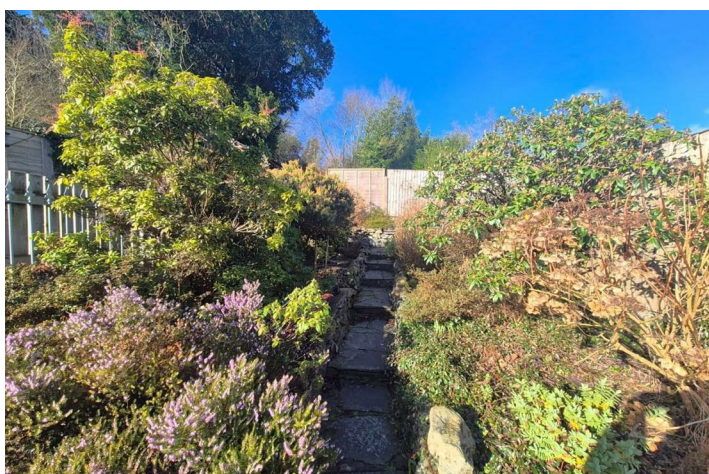
Bedroom Two

8'5" x 10'1" (2.57 x 3.09)



- Quaint Two Bedroom Cottage
 - No Onward Chain
 - Ideal Holiday Home
 - Council Tax Band - B

- Ground Floor Shower Room
 - Private Rear Garden
 - Amenities & Transport Links Nearby



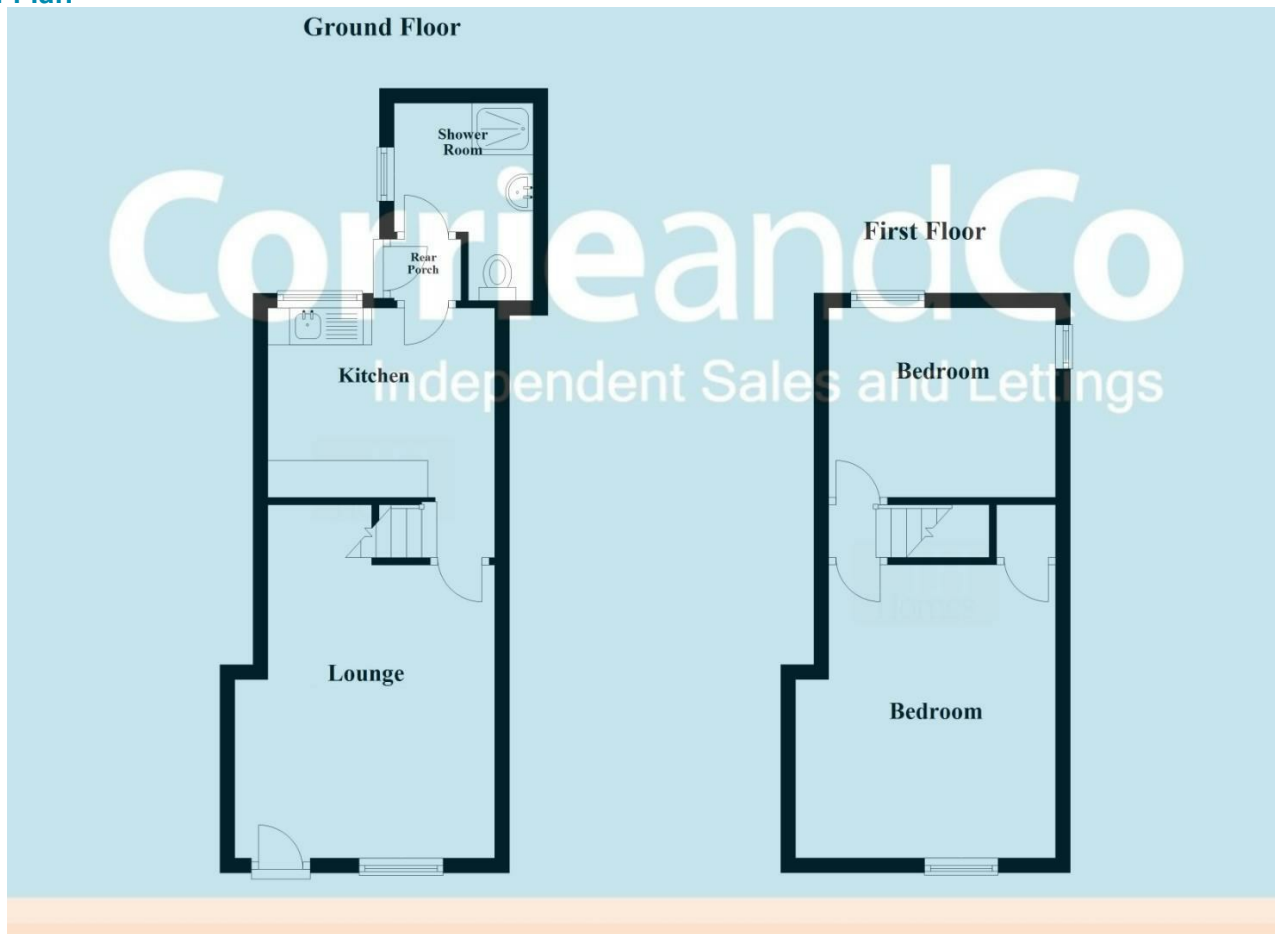
Road Map



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		100
(81-91) B		
(69-80) C		72
(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		