



## Lynden Kings Road

Ulverston, LA12 0BT

Offers Over £325,000



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*A fantastic opportunity to acquire this 3 double bedroom semi-detached family home, perfectly situated in the heart of town, just moments from amenities, schools, and transport links. This well-proportioned property benefits from off-road parking and an attached garage, along with a low-maintenance rear patio garden. Offering versatile living accommodation, the home boasts two shower rooms, one on the ground floor and another on the first floor. Ideal for families or those seeking a convenient town-centre lifestyle. Viewing highly recommended!*

Step into the inviting entrance hall, which provides access to the lounge, sitting room, and wet room. The lounge is bright and welcoming, featuring a front-facing bay window and an electric wood-burning effect stove as the focal point. The second reception room flows seamlessly into the kitchen-diner, creating a cosy yet open-plan feel.

The kitchen is well-equipped with traditional laminate base and wall units, a breakfast bar, and integrated appliances, including a five-ring electric hob and double oven. There's ample space for a fridge freezer and washing machine, and a dining room suite. French doors open to the garden, and there is also the added convenience of a side door for additional access. A ground floor wet room, conveniently located off the entrance hall, enhances lateral living potential.

Upstairs, you'll find three single bedrooms, all neutrally decorated. The three-piece shower room includes a dual flush WC, wash basin, and a corner shower unit.

The private rear garden is low-maintenance, featuring flagstone flooring, raised flower beds, and a rear door to the garage. A ginnel provides side access to the small forecourt garden and tarmac driveway at the front.

## Entrance Hall

extends to 16'0" x 5'10" (extends to 4.9 x 1.8)

## Lounge

14'3" x 10'5" (11'9") (4.35 x 3.2 (3.59))

## Sitting Room

12'1" x 8'10" (10'2") (3.7 x 2.7 (3.1))

## Kitchen Diner

18'4" x 8'10" (10'2") (5.6 x 2.7 (3.1))

## Ground Floor Wet Room

7'6" x 7'2" (2.3 x 2.2)

## Bedroom One

11'1" x 9'2" (10'2") (3.4 x 2.8 (3.1))

## Bedroom Two

12'9" x 9'2" (10'2") (3.9 x 2.8 (3.1))

## Bedroom Three

7'2" x 8'2" (2.2 x 2.5)

## First Floor Shower Room

8'0" x 7'4" (2.44 x 2.24)

## Garage

31'5" x 8'2" (7'6") (9.6 x 2.5 (2.3))





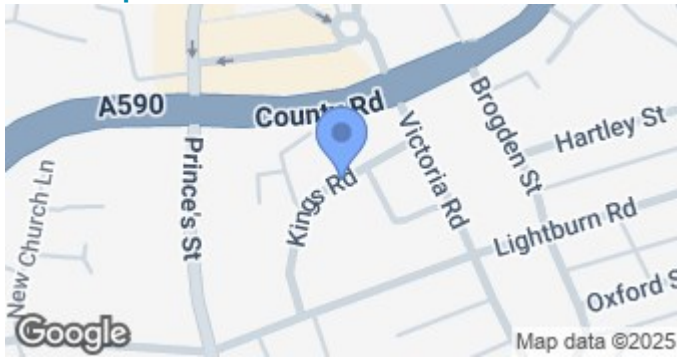
- Central Location
- Garage & Off Road Parking
- Close to Schools & Transport Links
- Ideal Family Home

- Low Maintenance Rear Garden
- Stone's Throw to Amenities
- 2 Bathrooms (Ground & First Floor)
- Council Tax Band - C

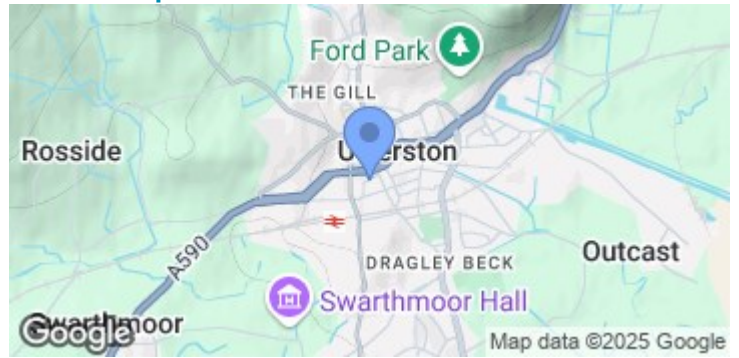




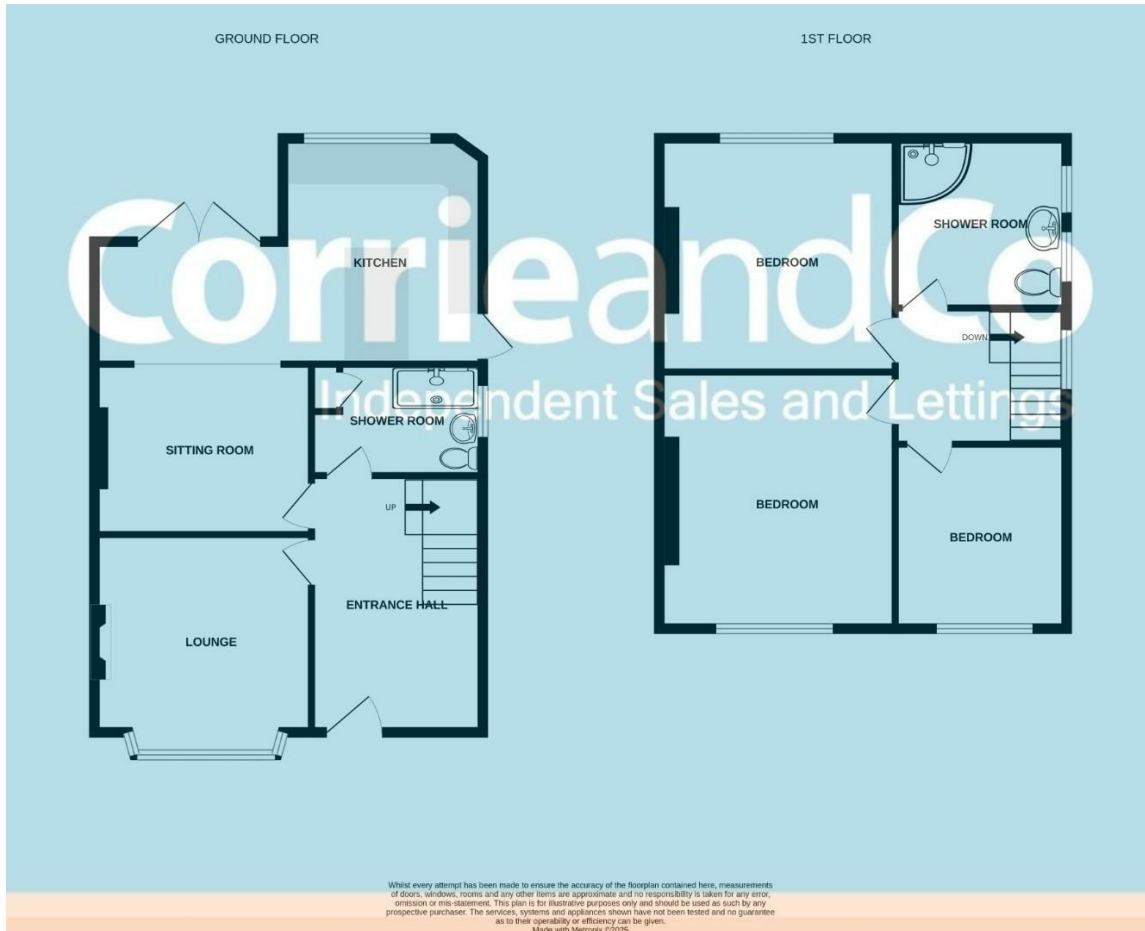
## Road Map



## 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.

