



7 Conishead Road

Ulverston, LA12 0DQ

Offers In The Region Of £250,000



3



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Located on a popular street in the charming market town of Ulverston, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to add their own stamp. In need of modernisation throughout, the property boasts generous living space, a good-sized garden, and excellent potential to create a stylish and comfortable family home. With scope to update and improve, it's an ideal project for investors or those looking to tailor a property to their own taste, all within walking distance of local amenities, schools, and transport links.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the staircase, the lounge, and the kitchen. The lounge is a bright and airy room, featuring a large window to the front elevation that allows plenty of natural light to flood in, along with a wall-mounted gas fire for a cosy focal point. A glazed doorway leads from the lounge into the dining room, which has a window overlooking the side access, making it a pleasant space for mealtimes or entertaining.

The kitchen is fitted with a range of base and wall units, offering good storage and preparation space. There is a window overlooking the rear garden, and a door provides direct access to the outdoor area. Off the kitchen, you'll also find a useful larder room for additional storage.

Upstairs, the property benefits from a generously sized landing, leading to two well-proportioned bedrooms and a third bedroom which would make an ideal study or nursery. A family bathroom completes the first floor, offering a functional space with potential for modernisation.

Externally, the property boasts a good-sized rear garden, along with a garage and a workshop complete with pit access —perfect for hobbyists or those in need of extra space. There is also an additional outhouse to the rear, providing even more storage or scope for various uses. From the front of the property, you can enjoy lovely views towards the iconic Hoad Monument, adding to the appeal of this well-located home with great potential.

Entrance Hall

extends to 12'0" (extends to 3.679)

Lounge

11'8" x 16'8" (3.566 x 5.083)

Dining Room/Snug

6'10" x 10'1" (2.104 x 3.077)

Kitchen with Pantry

19'11" x 11'1" (10'11" widest) (6.087 x 3.382 (3.343 widest))

Landing

7'2" x 6'0" (2.192 x 1.838)

Bedroom One

14'0" x 10'6" (4.291 x 3.221)

Bedroom Two

10'4" x 10'5" (3.173 x 3.182)

Bedroom Three

5'11" x 8'10" (1.808 x 2.702)

Bathroom

7'4" x 7'2" (2.243 x 2.208)

Garage

14'4" x 10'2" (4.370 x 3.117)

Workshop

11'10" x 6'0" (3.627 x 1.835)

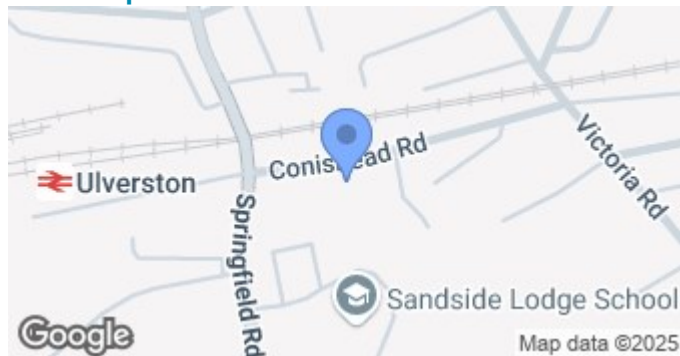


- Superb Location
- Great Potential
- Garage and Workshop

- Good Sized Accomodation
- Gardens
- Council Tax Band C



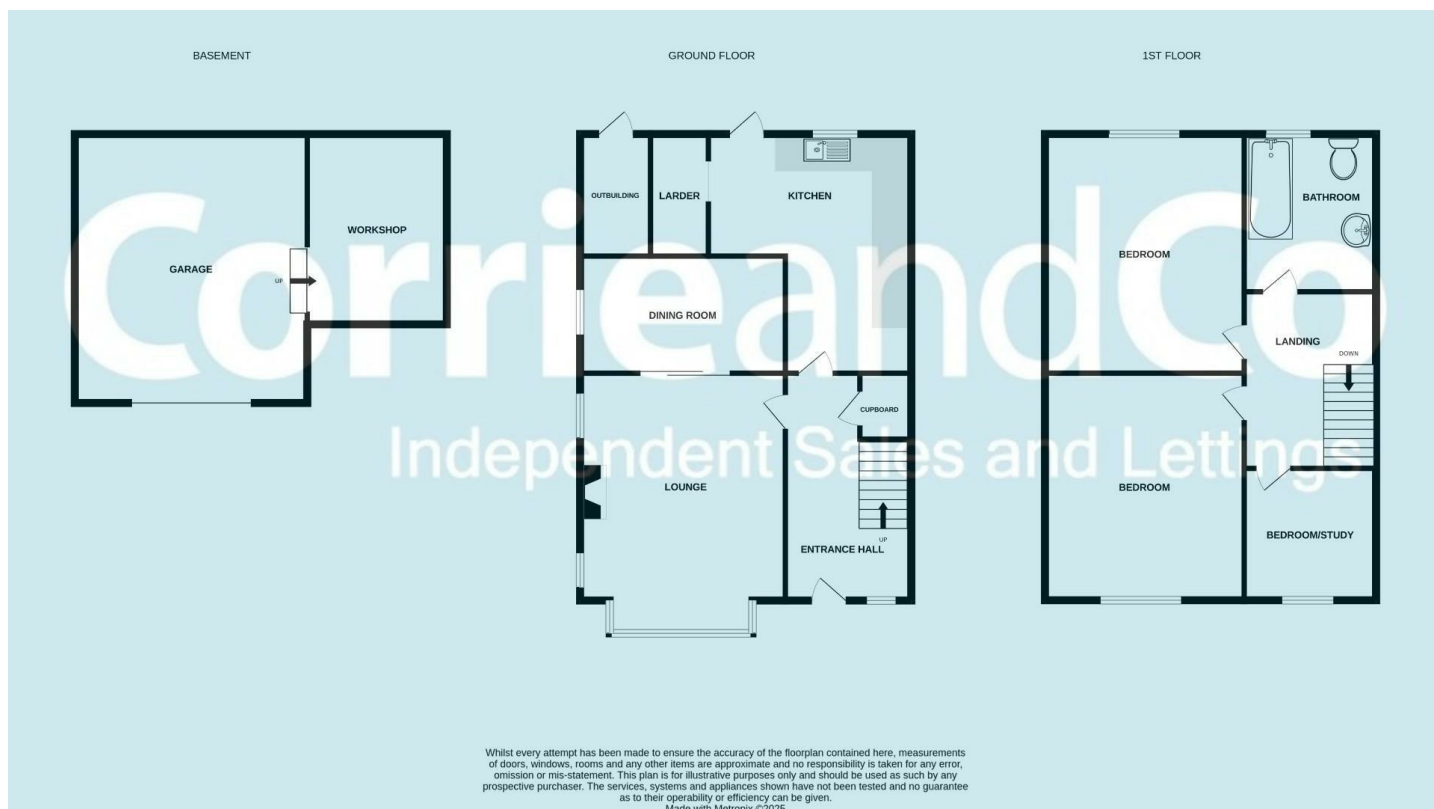
Road Map



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.

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 EU Directive 2002/91/EC		