



14 Goad Street

Ulverston, LA12 0JA

Offers In The Region Of £160,000



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A charming terraced home, ideally located in the heart of Swarthmoor, just minutes from the vibrant market town of Ulverston. This light and welcoming property offers a cosy living/dining room, functional kitchen, and three bright bedrooms – perfect for families, first-time buyers, or those looking for a boat hole. Enjoy countryside walks on your doorstep while benefiting from close proximity to local amenities and transport links. The property also boasts a rear garage, providing convenient parking or additional storage. Offered with no upper chain – a fantastic opportunity not to be missed.

Entering the property through a well-presented forecourt, you step into a welcoming porch that leads directly into the main living space. The living area is arranged over two connected rooms, divided by an open-plan staircase, creating a sense of flow and space. A feature of this area is the charming ornamental log burner, adding warmth and character.

To the rear of the property, you'll find a bright and functional kitchen, enhanced by a light well that fills the space with natural light. Adjacent to the kitchen is a generously sized four-piece bathroom, offering both comfort and practicality.

Upstairs, a central landing provides access to three well-proportioned bedrooms, each offering their own unique charm.

Outside, the rear of the property opens to a private courtyard, complete with useful outbuildings, ideal for storage or workshop space.

Porch

3'6" x 2'10" (1.090 x 0.885)

Lounge Diner

11'5" x 7'9" (3.480 x 2.368)

Kitchen

11'4" x 6'1" (3.458 x 1.878)

Bathroom

10'1" x 5'8" (3.097 x 1.732)

Landing

9'2" x 2'7" (2.807 x 0.81)

Bedroom One

11'6" x 10'2" (3.506 x 3.115)

Bedroom Two

17'5" x 5'11" (5.318 x 1.821)

Bedroom Three

8'7" x 6'9" (2.629 x 2.069)

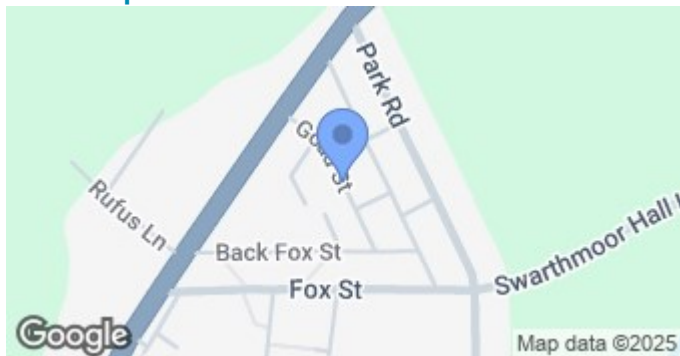


- Cottage Style Terrace Property
 - No Upper Chain
 - Private Rear Yard
 - Garage to the Rear
 - Council Tax Band - B

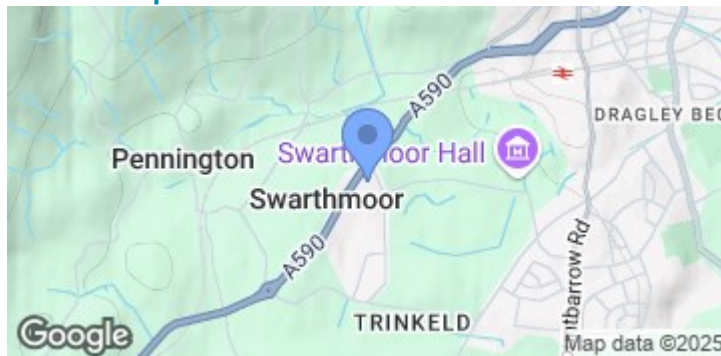
- Forecourt Frontage
- Open Plan Living Area
 - Popular Location
- Short Drive to Amenities, Schools & Transport Links



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		