



21 Boarbank Road

Ulverston, LA12 9PG

Offers In The Region Of £420,000



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This extended five-bedroom semi-detached house offers spacious and versatile living accommodation, ideal for growing families. Set on a generous plot, the property benefits from ample off-road parking, a well proportioned garage, and well-maintained rear gardens, perfect for outdoor entertaining or family relaxation. Inside, the extended layout provides a flexible floorplan with multiple reception areas and well-proportioned bedrooms, making this a fantastic opportunity to secure a comfortable and practical home in a desirable location.

Upon entering this spacious and well-presented five-bedroom extended semi-detached home, you are welcomed into a bright entrance hall which provides access to the staircase and the main living room. The living room is a comfortable space featuring a modern wall-mounted electric fire and oak-style doors that lead through to the stylish open-plan kitchen and dining area.

The kitchen is fitted with oak-style base and wall units, complemented by laminate work surfaces. It includes a gas hob and oven with an extractor hood, a central island, and modern LED kickboard lighting, creating a contemporary and functional space for family meals and entertaining. Double glazed doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Just off the kitchen is a handy utility area, a ground floor shower room, and internal access to the garage, adding excellent convenience to the layout.

Upstairs, the property offers five spacious bedrooms, providing ample accommodation for a growing family or guests. One of the bedrooms is currently being utilised as a study, making it ideal for remote work or quiet reading. The floor is served by a generous family bathroom, featuring modern fittings and plenty of space for everyday convenience.

Outside, the rear garden is a true highlight, featuring a paved patio area, a private garden enclosed by boundary fencing, and a decked seating area with a garden bar complete with electrics. This enchanting space also has a summer house with aluminium bi-fold doors, electric and internet connectivity, making this haven perfect for summer entertaining and relaxed evenings.

Hallway

7'9" (2.38)

GF Shower Room

5'8" x 4'9" (1.75 x 1.45)

Reception One

15'11" x 11'9" (4.86 x 3.59)

Dining Room

14'7" x 7'10" (4.46 x 2.4)

Kitchen

10'5" x 14'10" (3.2 x 4.54)

Utility Room

7'4" x 5'9" (2.26 x 1.76)

Bedroom One

13'9" x 8'3" (4.2 x 2.53)

Bedroom Two

9'10" x 8'4" (3.00 x 2.55)

Bedroom Three

10'2" x 12'5" (5'6") (3.11 x 3.80 (1.7))

Bedroom Four

12'7" x 8'7" (3.85 x 2.64)

Office

5'10" x 9'8" (1.8 x 2.95)

Garage

17'4" x 12'5" (5.3 x 3.8)

Summer House

11'5" x 9'5" (3.5 x 2.88)

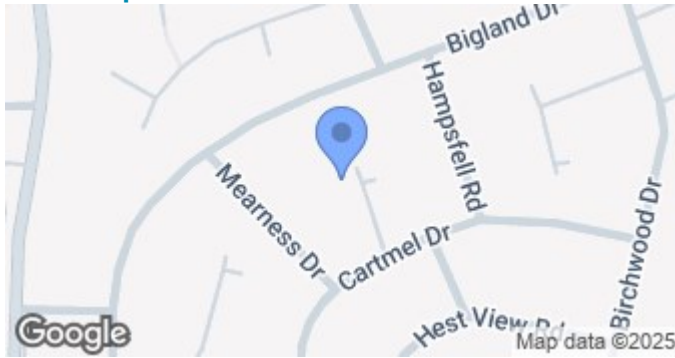


- Extended Semi Detached House
- Living Room and Open Plan Kitchen/Dining Room
- Four Double Bedrooms and Single Bedroom
- Rear Garden with Bar and Summer House

- Ever Popular Croftlands Estate
- Utility Room and Ground Floor Shower Room
- Garage and Shared Driveway
- Council Tax Band B



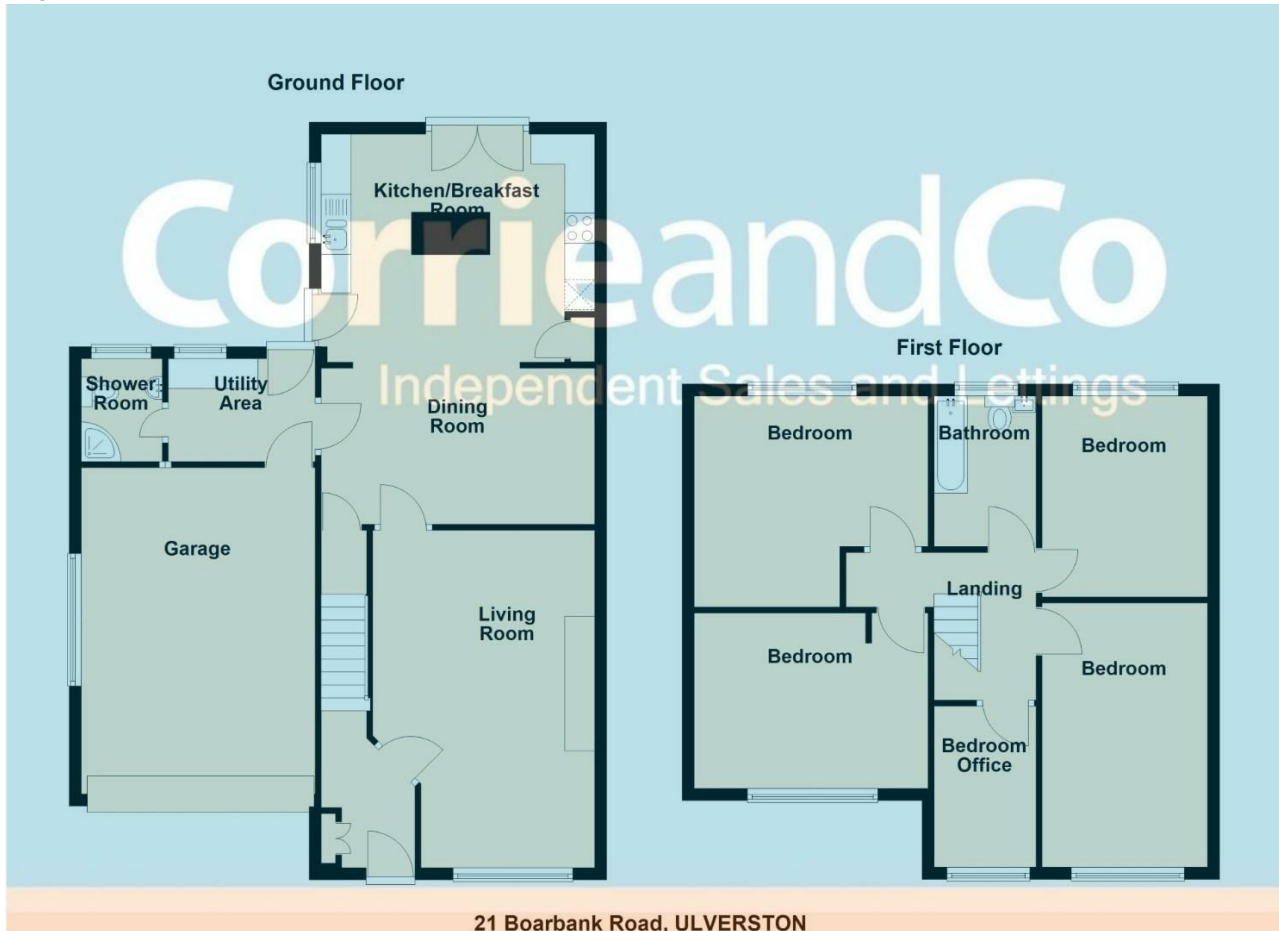
Road Map



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		