



52A Lightburn Road

Ulverston, LA12 0BX

Welcome to this truly unique and beautifully crafted new build property, perfectly situated in a sought-after central Ulverston location. Combining modern living with a rare sense of privacy and seclusion, this impressive home offers an ideal balance of convenience and tranquillity.

Step inside to discover a stylish and spacious interior, featuring a brand new, high-spec fitted kitchen, a sleek and contemporary shower room, and generously sized living and bedroom spaces, designed for comfort and flexibility.

Externally, the home boasts off-road parking to the front - a real luxury in this area - and a private rear courtyard, perfect for relaxing or entertaining in your own peaceful retreat.

This property is truly one-of-a-kind and must be viewed to be fully appreciated. Don't miss this rare opportunity to own a new build in the heart of Ulverston. Enquire today to arrange your viewing.

Offers In The Region Of £400,000

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- Beautifully Crafted New Build
- Ground Floor Bathroom and Utility
- Rear Patio Area
- 10 Year Warranty with ABC +
- First Floor Shower Room
- No Chain
- Three Bedrooms
- Off Road Parking for 2 Cars
- Conservation Area

Bedroom One

14'0" x 10'2" (4.278 x 3.106)

Utility/WC

7'7" x 6'9" (2.320 x 2.067)

Landing

8'10" x 6'11" (2.701 x 2.127)

Living Room

14'0" x 10'11" (4.282 x 3.334)

Bedroom Three

10'7" x 5'6" (3.249 x 1.695)

Bedroom Two

10'7" x 8'0" (3.247 x 2.460)

Shower Room

7'11" x 4'0" (2.432 x 1.224)

Kitchen-Diner

14'0" x 10'2" (4.276 x 3.123)

Entrance Hall

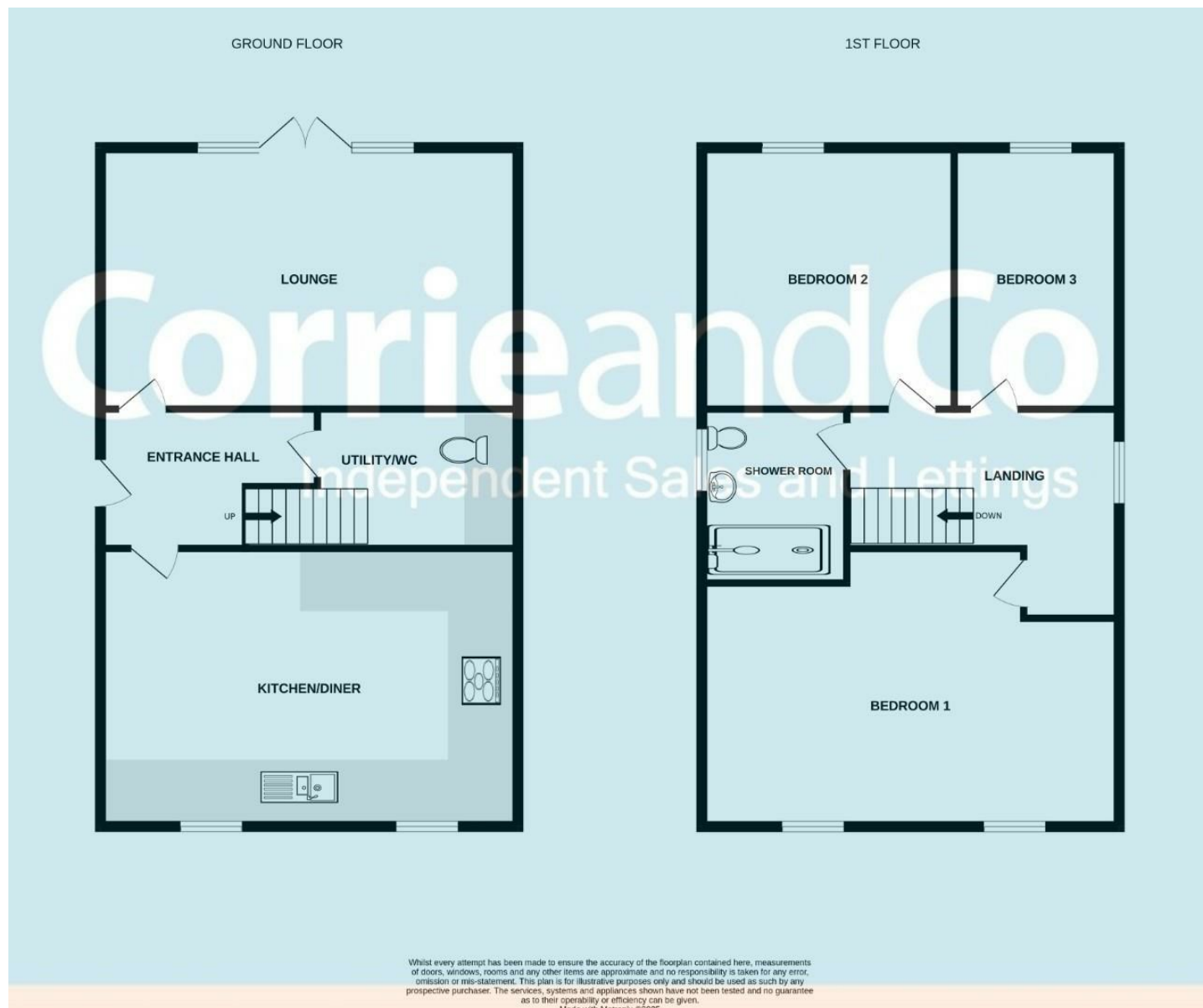
6'8" x 6'2" (2.054 x 1.886)



Directions



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 to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

