



## 5 Hoad Terrace

Ulverston, LA12 7DJ

Offers In The Region Of £350,000



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# 5 Hoad Terrace

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## Offers In The Region Of £350,000



*A rare opportunity to acquire this quaint and characterful three storey Victorian home, perfectly positioned just a stone's throw from the vibrant town centre. Brimming with traditional features throughout, this delightful property blends period charm with practical living. Internally, the home offers spacious and versatile accommodation across three floors, making it an ideal family residence or investment opportunity. Externally, the property benefits from off road parking with shared access and a private, mature garden—a peaceful retreat in such a convenient central location. Homes of this nature and location are seldom available—early viewing is highly recommended.*

Step through the charming forecourt garden, framed by a traditional stone wall and colourful flower beds, and follow the path to the front door of this characterful home. Enter into the welcoming hallway which provides access to the main living areas and staircase.

To the front, the lounge is filled with natural light from a large bay window and is rich in period charm, featuring ornate cornicing and a picture rail. The separate dining room is a warm and inviting space, complete with an exposed stone feature wall.

The kitchen, located just off the dining room, has been fitted with a classic range of farmhouse-style base and wall units. A side door offers direct access to the enclosed yard and a handy workshop. There is also access to a useful basement room—ideal as a workshop, hobby space or additional storage.

Upstairs, over the first and second floors, you'll find four generous bedrooms, all full of light and character. The family bathroom is a well-proportioned three-piece suite with additional storage, providing a comfortable and practical space for daily routines.

Across the shared lane sits the divorced garden—an absolute highlight. Mature, private and well maintained, it features a generous patio area with built-in BBQ, perfect for al fresco dining and entertaining. A lawned area, surrounded by established shrubs, trees, and flower beds, creates a peaceful retreat for gardeners and families alike. There's also a greenhouse for those with green fingers.

To complete the picture, part of the garden has been thoughtfully converted into an off-road parking space, offering practicality in this sought-after setting.

### Living Room

15'4" x 11'0" (4.688 x 3.374)

### Dining Room

11'6" x 11'1" (3.511 x 3.387)

### Kitchen

12'9" x 8'2" (3.897 x 2.496)

### Cellar

14'6" x 11'5" (4.442 x 3.489)

### First Floor Landing

11'10" x 5'5" (3.625 x 1.670)

### Bedroom One

14'7" x 12'0" (4.449 x 3.663)

### Bedroom Two

12'5" x 8'6" (3.807 x 2.609)

### Bathroom

13'1" x 8'1" (3.990 x 2.464)

### Second Floor Landing

12'1" x 5'2" (3.701 x 1.585)

### Bedroom Three

13'7" x 11'10" (4.149 x 3.627)

### Bedroom Four

9'6" x 7'10" (2.902 x 2.413)



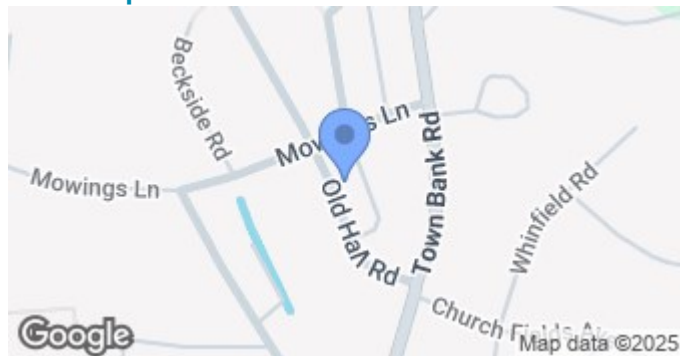


- Rare Purchase Opportunity
  - Shared Driveway
  - Private Garden
- Stones Throw to the Town Centre
- Council Tax Band - C
- 3 Storeys
- Gas Central Heating
- Traditional Features
- Close to Amenities

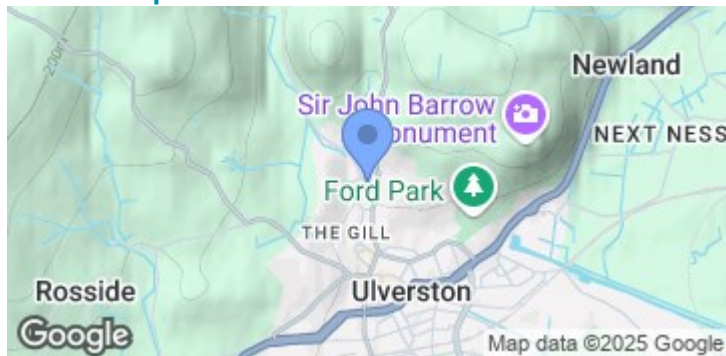




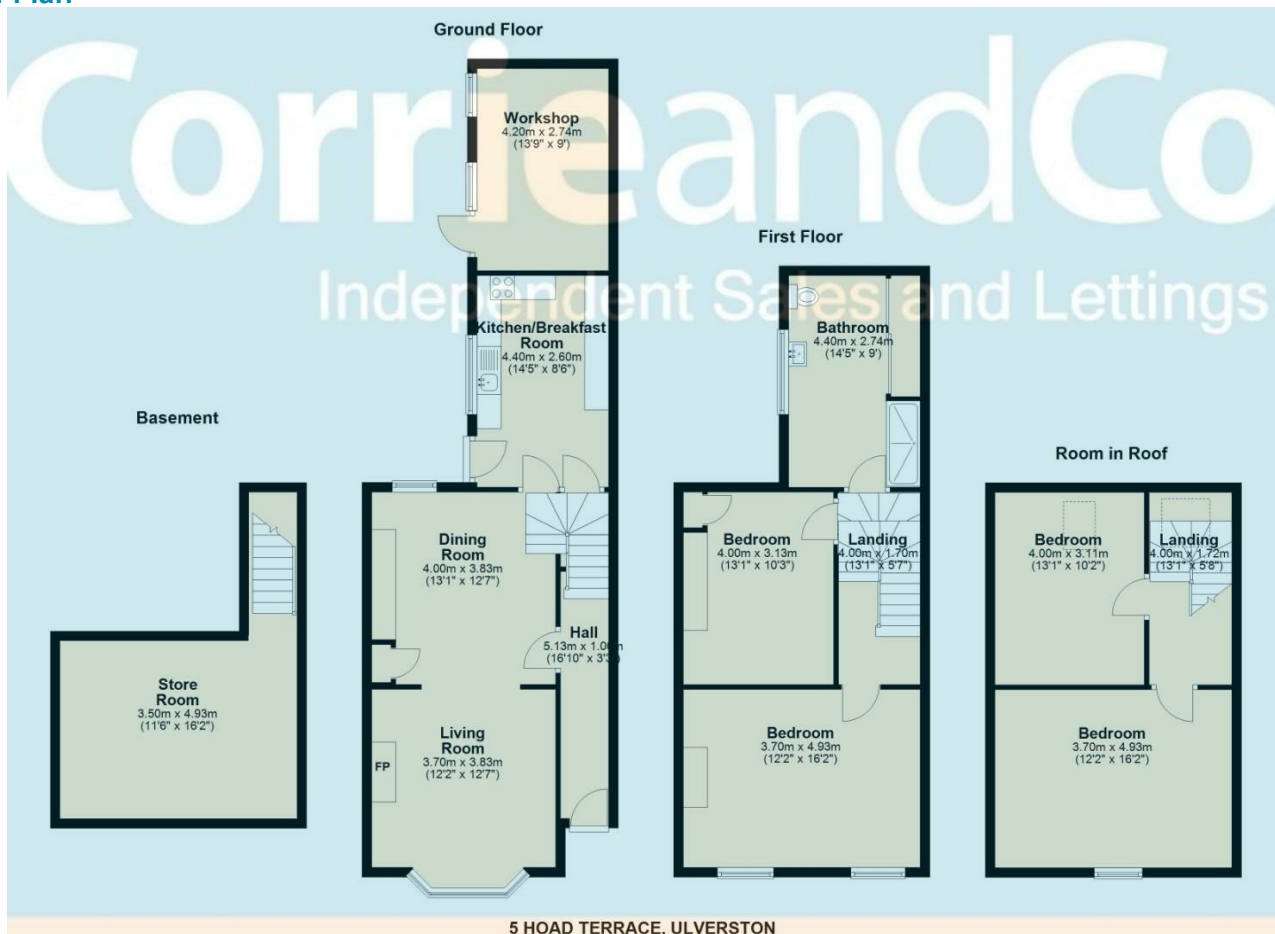
## Road Map



## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		