

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 38 The Gill

Ulverston, LA12 7BP

Offers In The Region Of £425,000



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# 38 The Gill

Ulverston, LA12 7BP

## Offers In The Region Of £425,000



*A rare opportunity to purchase this Grade II Listed, characterful, and imposing home, situated in a prime town centre location. This unique property offers superb potential as a spacious family residence, blending historic charm with modern versatility. The home features a garage, off-road parking, and a split-level garden with stunning views over the town, adding to its appeal and practicality. This is a chance to own a piece of history—ideal for those seeking a distinctive and well-located home with substantial lifestyle benefits.*

### Lounge

13'11" x 12'2" (4.25 x 3.73 )

### Snug

10'11" x 11'10" (3.339 x 3.623)

### Dining Room

11'0" x 12'7" (3.359 x 3.837)

### Kitchen

10'0" x 7'3" (3.05 x 2.23 )

### Pantry with WC

10'2" x 7'4" (3.12 x 2.25 )

### Cellar Room 1

14'0" x 14'7" (4.281 x 4.464)

### Cellar Room 2

13'3" x 10'1" (4.056 x 3.076)

### Master Bedroom

12'4" x 13'6" (3.76 x 4.12 )

### Bedroom Two

11'3" x 13'3" (3.45 x 4.06 )

### Bedroom Three

12'8" x 11'1" (3.87 x 3.39)

### Bathroom

8'3" x 8'4" (2.52 x 2.55 )

### Attic/Hobby Room

29'6" x 20'10". ax into eaves (9.00 x 6.37. ax into eaves )

### Garage One

11'1" x 15'8" (3.39 x 4.79 )

### Terrace and Garden



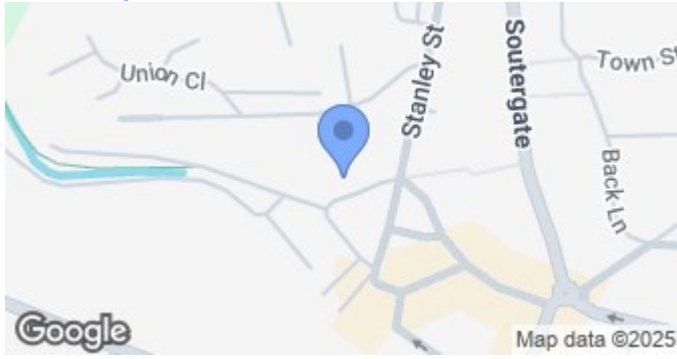


- Exciting and Rare Opportunity
  - Town Centre Location
- Characterful Features Throughout
  - Council Tax Band - E

- Grade II Listed
  - Garage and Off Road Parking
  - Landscaped, Low Maintenance Garden



## 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.

