



## 9 Spring Vale

Ulverston, LA12 0XA

Offers In The Region Of £325,000



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*A wonderful opportunity to acquire this superb three-bedroom detached bungalow, set within a peaceful cul-de-sac location. The property boasts well-maintained, mature gardens to both the front and rear, offering charm and privacy in equal measure. There is off-road parking for two vehicles and an attached garage. Inside, you'll find a spacious lounge and dining area with garden access, along with a conservatory that doubles as a useful utility space. The home benefits from gas central heating and UPVC double glazing throughout. Conveniently located within a short distance of local amenities and excellent transport links. Offered with no upper chain, this home is ready for its next chapter.*

Approach the property via the mature and well-maintained front garden, bordered by hedges and filled with established shrubbery. There is off-road parking for two vehicles, along with access to the attached garage.

Step inside to a welcoming main lounge that seamlessly merges with the dining area, forming a spacious open-plan 'L'-shaped living space. The lounge features a gas fire with an elegant surround and a large front-facing window that fills the room with natural light. The adjoining dining area enjoys views of the rear garden through glass sliding doors, creating an ideal space for family gatherings and entertaining.

From the dining area, move through to the kitchen, which has been fitted with a range of white gloss base and wall units complemented by laminate worktops. Integrated appliances include a hob and oven, with designated spaces for a washing machine, dryer, and fridge freezer. Off the kitchen, the conservatory serves as an additional utility space, offering extra countertops, storage cupboards, and a sink.

The bungalow provides three comfortable, carpeted bedrooms. The family bathroom is fitted with a traditional blue three-piece suite comprising a bath with thermostatic over-bath shower attachment, wash basin, and WC.

To the rear, discover a charming and private mature garden. Mostly laid to lawn, it is surrounded by perimeter hedges, colourful shrubbery, and flower beds, creating a peaceful outdoor retreat. A small patio area directly off the conservatory is perfect for al fresco dining.

The garage, accessed via an electric roller up-and-over door, is equipped with lighting, shelving, and upper-level storage. The gas combi boiler is also housed here for convenience.

### Vestibule

4'0" x 2'10" (1.225 x 0.879)

### Hallway

6'0" x 4'2" (1.850 x 1.282)

### Living Area

18'2" x 11'7" (5.556 x 3.534)

### Dining Area

12'0" x 8'11" (3.675 x 2.735)

### Kitchen

11'7" x 8'8" (3.552 x 2.654)

### Conservatory/Utility

8'3" x 8'0" (2.532 x 2.459)

### Bedroom One

11'8" x 10'8" (3.574 x 3.270)

### Bedroom Two

11'11" x 9'6" (3.638 x 2.918)

### Bedroom Three

8'9" x 7'3" (2.668 x 2.227)

### Bathroom

8'6" x 6'2" (2.596 x 1.883)

### Garage

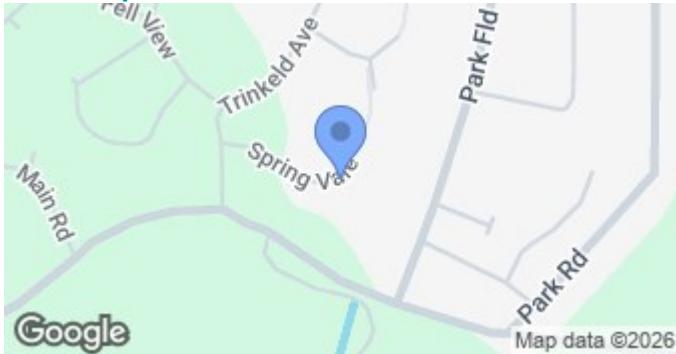
16'6" x 8'8" (5.037 x 2.645)



- Superb Detached Bungalow
  - No Upper Chain
- Gardens to the Front and Rear
  - Council Tax Band - D
- Sought After Cul De Sac Location
  - Oozing with Potential
  - Garage & Off Road Parking



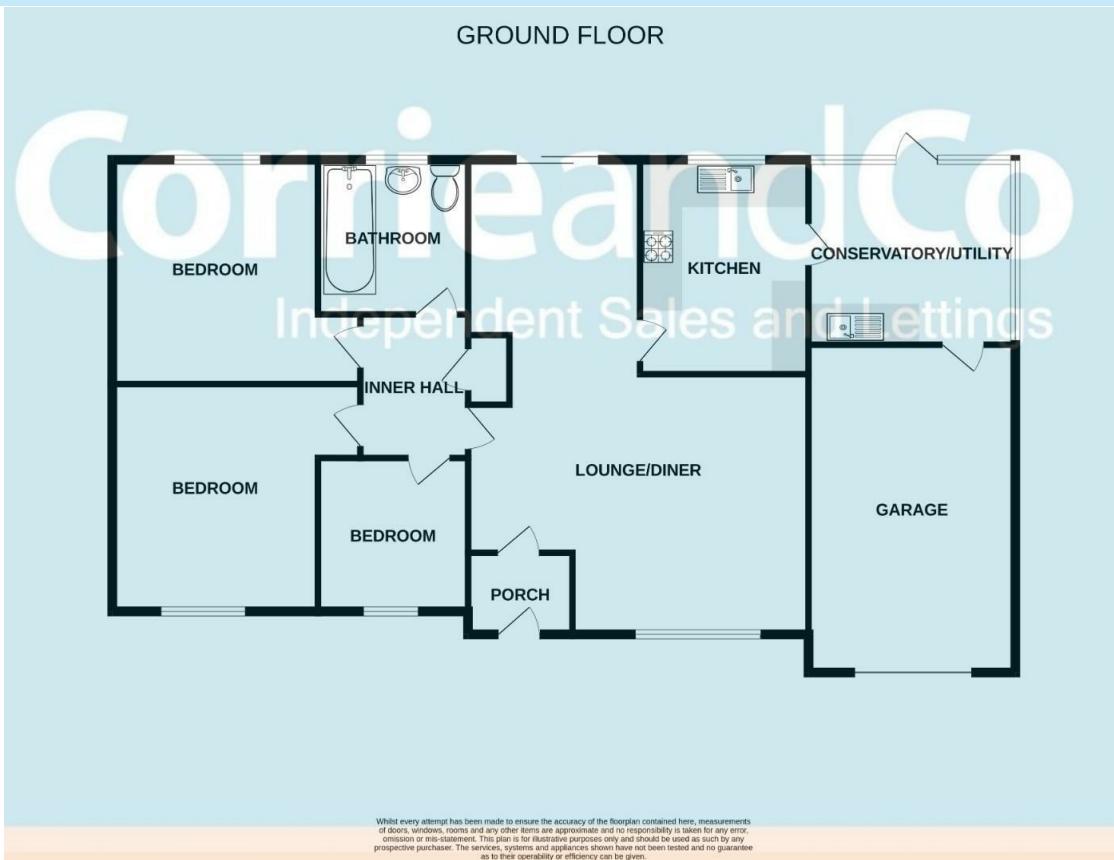
## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	