



## 14 Helm Grove

Ulverston, LA12 9SX

Offers In The Region Of £178,750



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*A fabulous semi-detached home, perfect for a first-time buyer and offered with no upper chain. This modern property benefits from a Section 106 occupancy clause, making it an ideal affordable route onto the property ladder. Featuring front and rear gardens, a private driveway, a ground floor WC and a master bedroom with en suite, this well-presented home offers comfortable, contemporary living in a popular residential location. A superb opportunity for an eligible buyer to secure a quality home at excellent value.*

Stepping through the front door, you enter a welcoming entrance hall that is the access to the ground floor. From here, there is convenient access to the ground-floor WC, the staircase leading to the first floor, and a doorway into the living room.

The living room is a comfortable and inviting space, flowing naturally into the open-plan dining room. This bright area is ideal for family meals and entertaining, featuring sliding doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection.

From the dining room, a further door leads through to the kitchen, which offers ample workspace and storage. The kitchen also benefits from a side door providing direct access to the driveway.

Upstairs, the property offers three well-proportioned bedrooms. The front bedroom enjoys the added luxury of its own en-suite, while the remaining bedrooms are served by a modern family bathroom.

### Lounge

14'5" x 13'1" (4.40 x 4.01 )

### Kitchen

8'3" x 9'10" (2.54 x 3.00 )

### Dining/Sitting Room

9'10" x 7'10" (3.01 x 2.40 )

### Ground Floor WC

3'0" x 4'11" (0.92 x 1.52 )

### Bedroom One

9'9" x 12'6" (2.99 x 3.83 )

### En Suite

7'3" x 3'4" (2.22 x 1.02 )

### Bedroom Two

8'8" x 10'2" (2.66 x 3.10 )

### Bedroom Three

6'5" x 9'0" (1.97 x 2.75 )

### Bathroom

5'11" x 6'1" (1.81 x 1.86 )



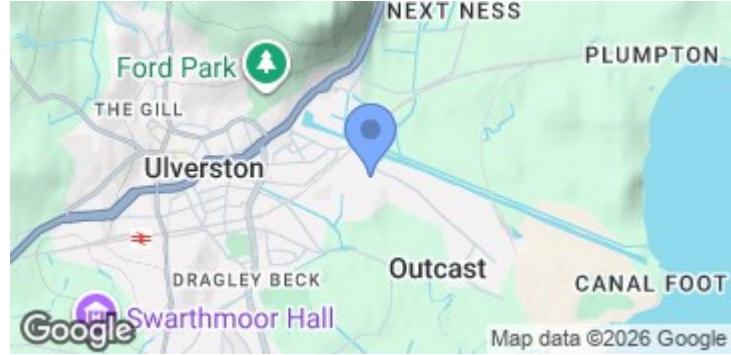
- Section 106, 65 % market value with Local Occupancy Restrictions
- Popular Residential Location
  - Driveway
- Ideal First Home
- No Upper Chain
- Gardens Front & Rear
  - En Suite
- Council Tax Band - B



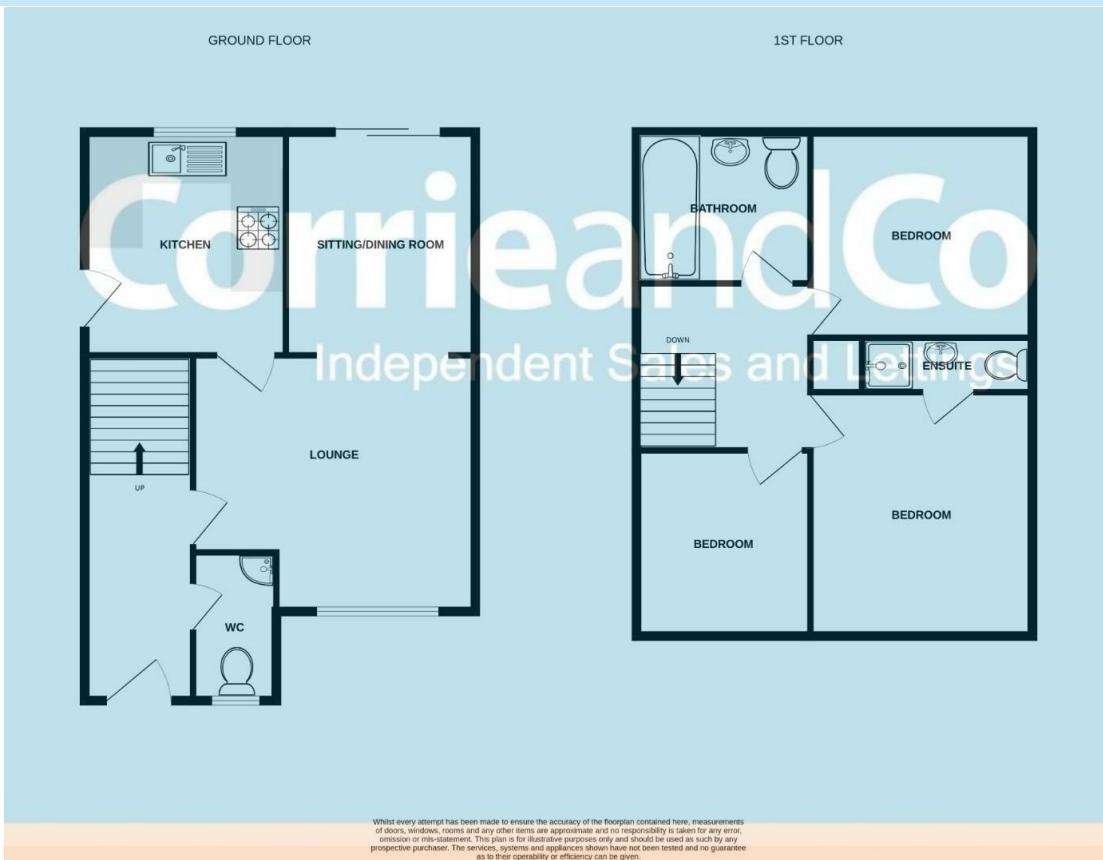
## Road Map



## 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	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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