



## 14 Helm Grove

Ulverston, LA12 9SX

Offers In The Region Of £178,750



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# 14 Helm Grove

Ulverston, LA12 9SX

## Offers In The Region Of £178,750



*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 )

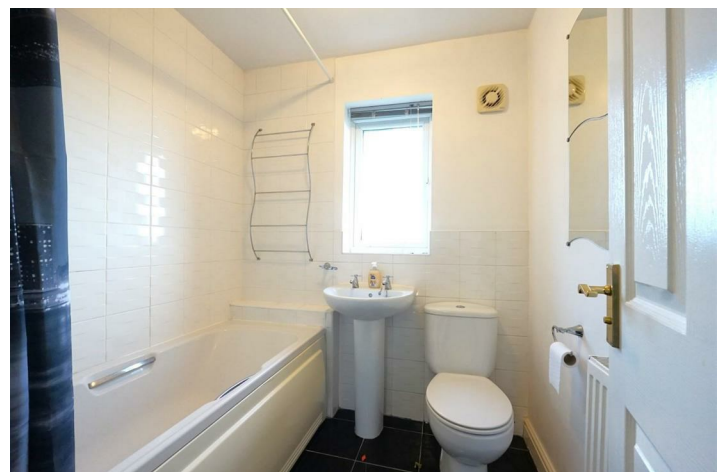
### Bathroom

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

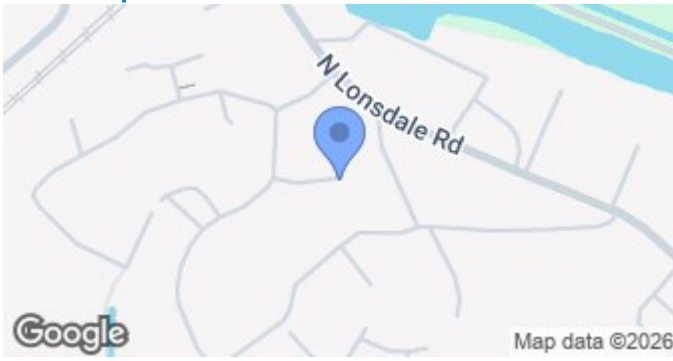


- Section 106, 65 % market value with Local Occupancy Restrictions
- Popular Residential Location
  - Driveway
  - Ideal First Home

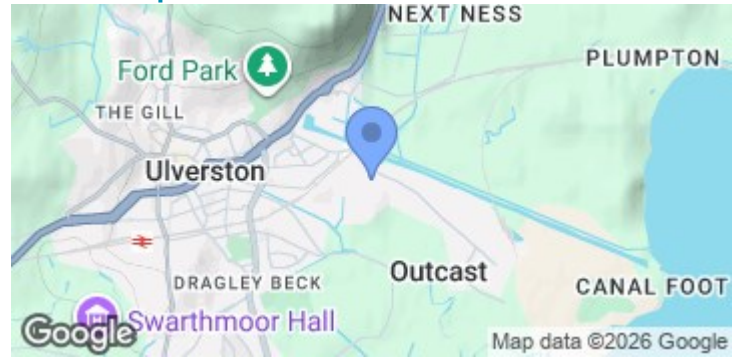
- No Upper Chain
- Gardens Front & Rear
  - En Suite
  - Council Tax Band - B



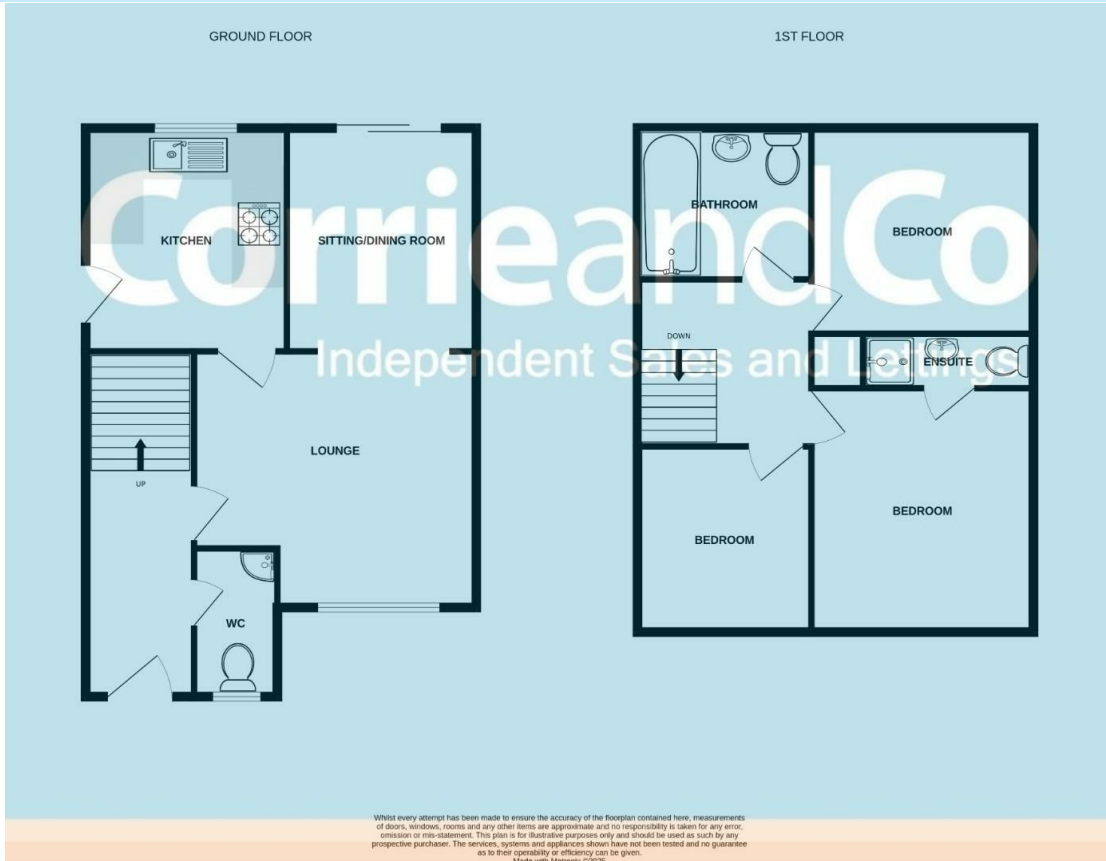
## Road Map



## Terrain Map



## Floor Plan



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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.

