



31 Fell Street

Ulverston, LA12 0AD

Offers In The Region Of £267,500



31 Fell Street

Ulverston, LA12 0AD

Offers In The Region Of £267,500



A recently modernised, private semi-detached home ready to move straight into, offering two versatile reception rooms, a modern fitted kitchen with separate utility room, and three well-proportioned bedrooms. The property further benefits from a contemporary family bathroom, a private driveway providing off-road parking, and a private rear garden.

Step inside this private semi-detached home, recently modernised throughout and ready to move straight into, further benefiting from a private driveway providing convenient off-road parking.

You enter via a welcoming hallway that sets the tone for the property, with clean finishes and a bright, contemporary feel. From here, the ground floor opens into two versatile reception rooms.

To the front, the main lounge offers a comfortable and relaxing space, ideal for evening downtime or entertaining guests. A second lounge to the rear provides excellent flexibility, perfect as a dining room, snug, home office, or family room benefitting from a pleasant outlook over the garden.

The modern fitted kitchen sits conveniently between the living spaces, thoughtfully designed to maximise storage and workspace. Just beyond, a standout feature is the separate utility room to the rear, keeping laundry and household essentials neatly tucked away while offering direct access to the garden.

Upstairs, the first floor continues the sense of space and light. There are three well-proportioned bedrooms, including two generous doubles and a third room ideal as a child's bedroom, guest room, or home office. The accommodation is completed by a modern family bathroom, finished with contemporary fittings and a clean, stylish design.

Externally, the property enjoys a private rear garden, providing a peaceful outdoor retreat with space for seating, entertaining, or family use. The semi-detached position, combined with the private driveway, enhances both privacy and practicality.

Overall, this is a well-presented, move-in-ready home that combines modern living with everyday convenience.

Entrance Hall

13'10" x 5'10" (4.231 x 1.788)

Dining Room

13'2" x 9'10" (4.014 x 3.016)

Living Room

12'11" x 11'11" (3.953 x 3.644)

Kitchen

9'1" x 6'10" (2.787 x 2.091)

Utility/Rear Entrance

10'3" x 7'6" (3.127 x 2.310)

Landing

7'1" x 6'10" (2.184 x 2.101)

Bedroom One

13'0" x 9'11" (3.968 x 3.023)

Bedroom Two

12'11" x 12'2" (3.956 x 3.723)

Bedroom Three

9'10" x 6'11" (3.008 x 2.122)

Bathroom

9'7" x 5'8" (2.926 x 1.728)



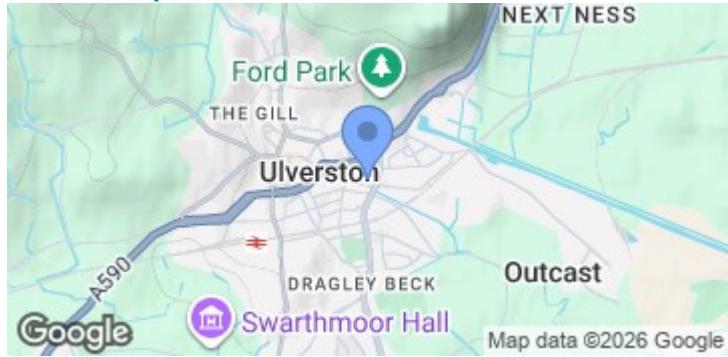
- Private Semi-Detached Property
- Close to Town Amenities
- Recently Modernised Throughout
- Separate Utility Room
- Off Road Parking
- Council Tax Band - B



Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	