



## 52 Park Road

Ulverston, LA12 0HH

Offers In The Region Of £190,000



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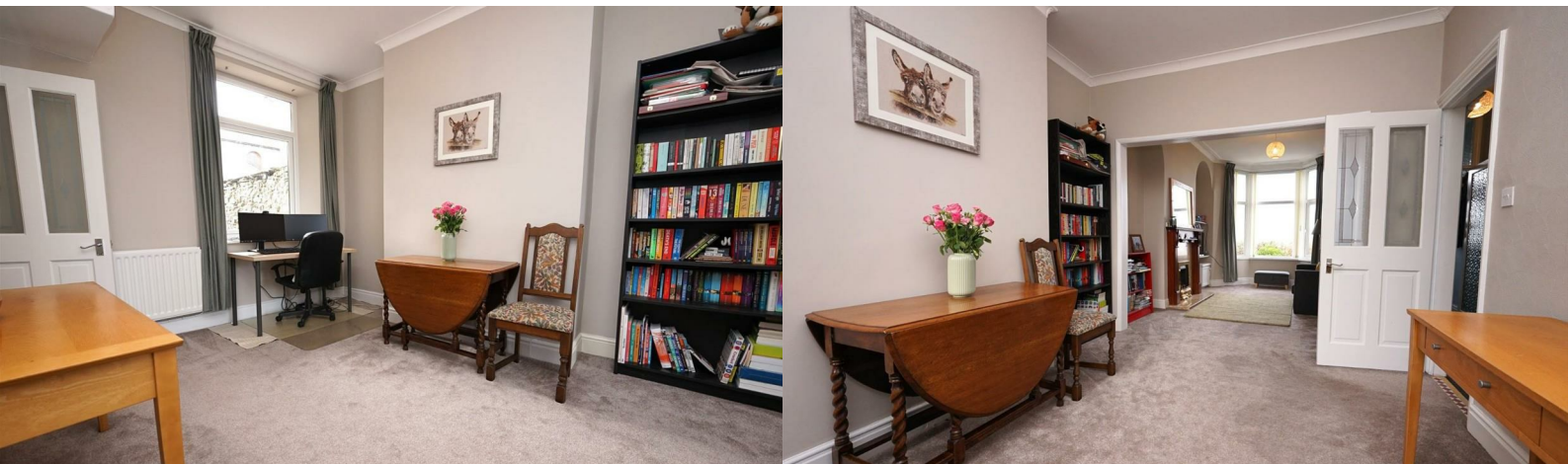
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# 52 Park Road

Ulverston, LA12 0HH

## Offers In The Region Of £190,000



*A fantastic opportunity to acquire this recently updated, forecourted two-bedroom home, boasting stunning countryside views towards Hoad Monument. Featuring tasteful, neutral décor throughout, this charming property benefits from a spacious lounge diner, modern kitchen, and a convenient ground-floor utility room with WC. The rear yard includes a useful outbuilding for storage or a workshop. Ideally suited as a first home or investment opportunity, this home offers a perfect blend of character and modern comfort. No upper chain. Don't miss out—contact us today to arrange a viewing!*

A welcoming forecourt leads to the front entrance. Step into the porch and further into the entrance hall, where beautiful Victorian floor tiling, uncovered during renovations, adds a touch of character.

The lounge is bright and inviting, featuring a front-facing bay window that frames stunning views over the fields towards Hoad Monument. An open archway seamlessly connects the lounge to the dining area, which benefits from a rear-facing window, allowing for plenty of natural light.

Continuing through, you'll find the stylish and recently fitted kitchen, equipped with pale grey shaker-style units and wood-effect worktops. Integrated appliances include a fridge freezer, dishwasher, oven, and hob. A useful under-stair storage cupboard provides additional space. A side-facing door leads to the rear yard, which features a secure outbuilding for extra storage.

Beyond the kitchen, there is a practical utility room, complete with a WC, a sink, and space for both a washing machine and dryer.

Upstairs, the first floor offers two neutrally decorated bedrooms, each providing a comfortable and peaceful space. The generous-sized, modern bathroom includes a bath with an overhead shower, a wash basin, and a dual-flush WC, with ample space for additional storage or facilities if needed.

This beautifully updated home effortlessly blends character with modern convenience, making it an ideal choice for a first-time buyer or investor.

### Entrance Hall

15'8" x 3'1" (4.787 x 0.947)

### Lounge

12'2" x 10'3" (3.716 x 3.136)

### Dining Room

11'0" x 10'3" (3.361 x 3.145)

### Kitchen

15'8" x 6'8" (4.796 x 2.056)

### Utility Room with WC

7'8" x 9'8" (2.343 x 2.965)

### Landing

extends to 12'9" (extends to 3.895)

### Bedroom One

12'1" x 14'0" (3.692 x 4.292)

### Bedroom Two

13'11" x 7'10" (4.266 x 2.401)

### Bathroom

12'6" x 6'11" (3.818 x 2.110)





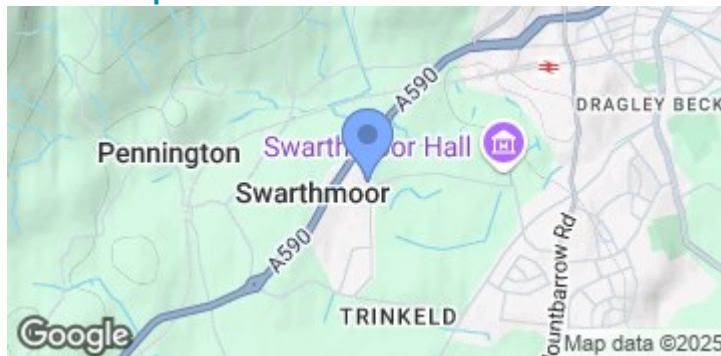
- No Upper Chain
- Ideal First Home or Investment
  - Short Drive to Amenities
  - Rear Yard with Outbuilding
  - Council Tax Band - B
- Recently Modernised Throughout
- Beautiful Views towards the Hoad Monument
  - Bus Route & Schools Nearby
  - Utility Room & WC



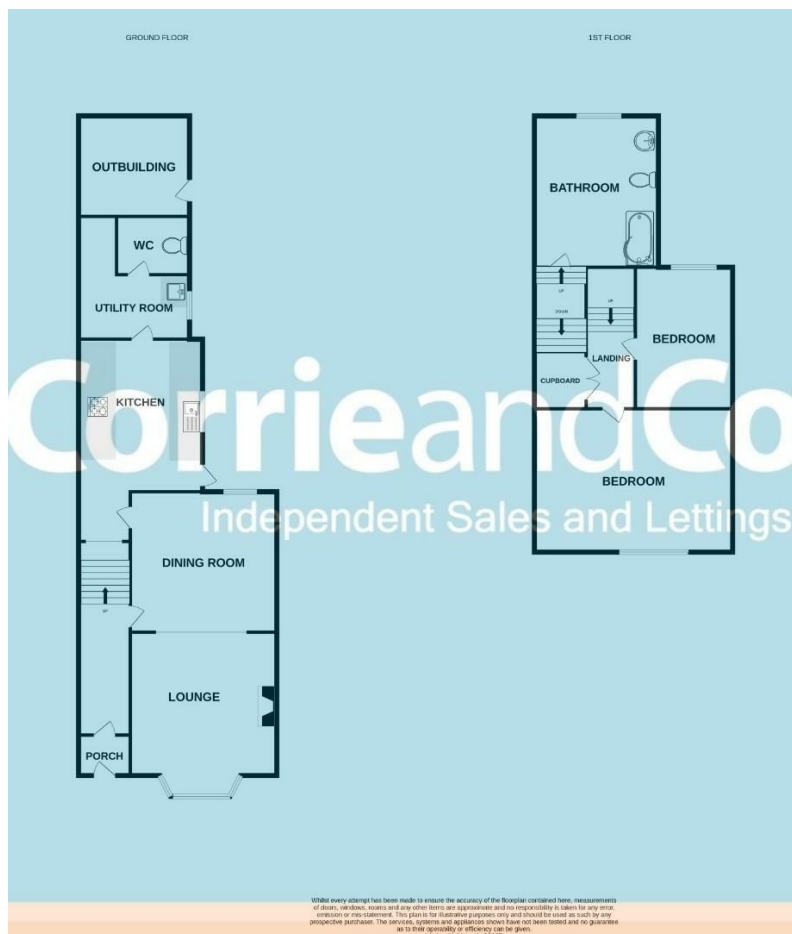
## Road Map



## 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.

