



**POOLE  
TOWNSEND**

# 17 Byron Street

£145,000

2 1 1

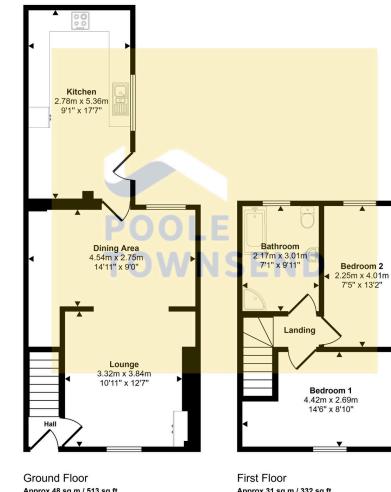


- Mid Terraced Home With Generous Proportions
- Two Double Bedrooms
- Low Maintenance Raer Yard
- Close To Amenities
- Freehold
- Lounge With Separate Dining Room
- 4 Piece Bathroom Suite
- Walking Distance To Town Centre
- Council Tax band A





Approx Gross Internal Area  
79 sq m / 845 sq ft



Ground Floor  
Approx 48 sq m / 513 sq ft

First Floor  
Approx 31 sq m / 332 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Located just a few minutes away from the colourful town centre of Ulverston and a short walk to the historic canal that runs 1.25 miles (2 km) to the shores of Morecambe Bay where you will find the inviting Bay Horse Hotel, the perfect resting place for refreshments and a place to enjoy the views. The property itself forms part of a small, double-sided residential street with roadside parking bays. The accommodation features an open plan lounge/dining room arrangement with a superb sized kitchen with modern units. The landing gives separate access to the two bedrooms and an equally impressive sized bathroom with 4-piece suite. The house features a gas-fired central heating system, double glazing and a enclosed galley style yard. An ideal home to consider for first time buyers, couples or a small family.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		61
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Visit us at

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We are open

Monday – Friday 9.00 – 5.00  
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