



## 19 Rowan Avenue

Ulverston, LA12 9JA

Offers In The Region Of £350,000



# 19 Rowan Avenue

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*Exceptional quality, two reception, three bedroom home in a desirable Croftlands location. The property has undergone, full back-to-brick renovation to the highest standard. Redesigned with extension, bi-fold doors to patio, underfloor-heating and multi-fuel stove. Externally landscaped garden and off-road parking gives ease of daily life.*

Located in the charming market town of Ulverston, this fully renovated and high-specification home offers stylish, comfortable living with thoughtful upgrades throughout.

Upon entering, there is a central hall area with access to stairs and two reception rooms. To the left, a warm snug provides the perfect retreat. To the right, a spacious lounge/diner/kitchen forms the heart of the home. This impressive open-plan space benefits from zoned underfloor heating and is centred around a charming multi-fuel burner, creating a warm and inviting atmosphere year-round. There is ample room for both relaxation and dining, with natural light enhancing the contemporary finish.

The kitchen is well-appointed with Quartz work surfaces, modern fittings and various quality integrated appliances. Adjacent to the kitchen, the utility room provides additional storage and further space for appliances, helping to keep the main living areas clutter-free. A convenient ground floor W/C completes this level.

Upstairs, the first floor offers three well-proportioned bedrooms, ideal for families, guests, or home working. The four piece bathroom is finished to a high standard with porcelain tiles and Burlington suite, while a separate storage area off the landing adds further practicality.

Externally, the landscaped garden has been thoughtfully designed, featuring a raised patio - perfect for outdoor dining or relaxing - alongside carefully selected planting that enhances both privacy and visual appeal. To the front, a driveway provides off-road parking.

Additional benefits include a new roof installed in 2021 as part of the comprehensive renovation, ensuring peace of mind for years to come.

N.B. This property is owned by a member of staff at Corrie and Co

## Entrance Hall

3'5" x 4'1" (1.05 x 1.27)

## Lounge Diner

10'6" x 28'0" (3.22 x 8.55)

## Kitchen

11'3" x 9'3" (3.43 x 2.82)

## Utility

9'4" x 6'6" (2.86 x 2.0)

## Snug

10'7" x 11'1" (3.23 x 3.40)

## Ground Floor W/C

## Landing

9'3" x 5'2" (2.83 x 1.60)

## Bedroom One

11'0" x 11'0" (3.37 x 3.37)

## Bedroom Two

10'2" x 8'6" (12'3") (3.1 x 2.6  
(3.74))

## Bedroom Three

7'6" x 8'6" (2.30 x 2.60)

## Bathroom

6'8" x 5'6" (9'10") (2.05 x 1.68  
(3.0))

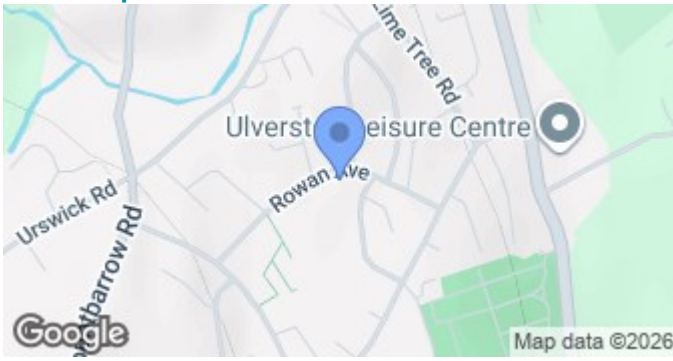


- Full Renovation in 2021
- Open Plan 8.5m Living/Diner/Kitchen
- Zoned Underfloor Heating & Multi-Fuel
  - Off-Road Parking for 2 Cars
- New Central Heating & Electrics 2021

- Three Bedrooms
- Utility Room & Ground Floor W/C
  - Landscaped Garden
- Aluminium Bi-Folds with Level Patio
- 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.

