

# CorrieandCo

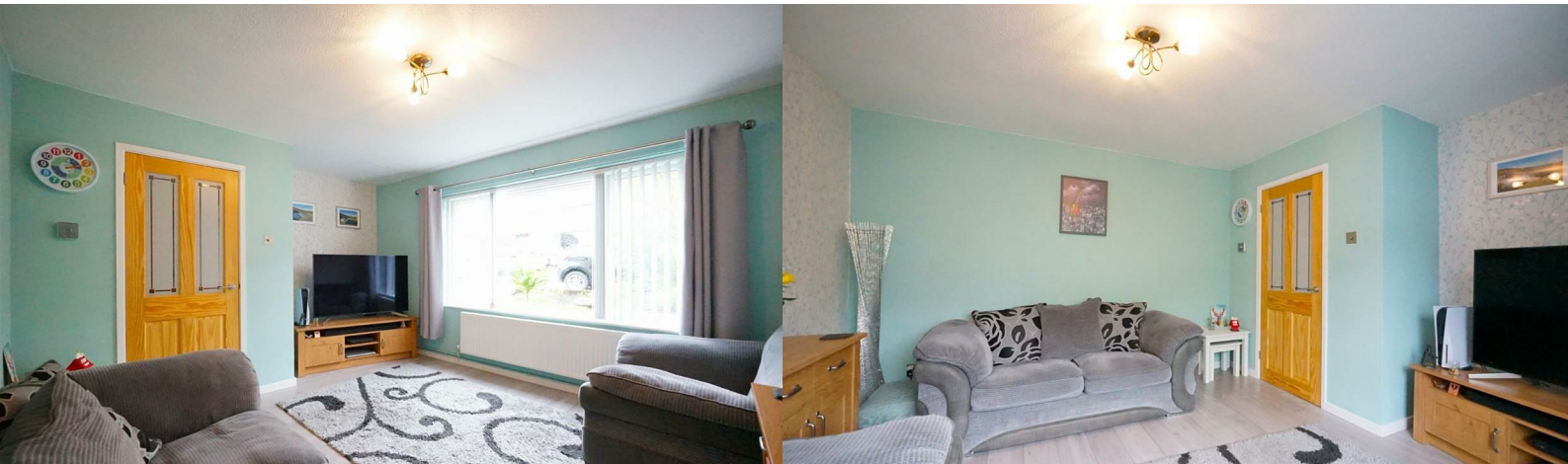
INDEPENDENT SALES & LETTING AGENTS



## 8 Park Avenue

Ulverston, LA12 0HL

Offers In The Region Of £220,000



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*A superb three-bedroom mid mews home situated in a quiet cul-de-sac within the ever-popular village of Swarthmoor. This attractive property offers spacious and well-presented accommodation, making it an ideal first home or perfect for a growing family. To the rear is a lovely private garden with lawn and patio area, ideal for relaxing, entertaining, or enjoying family time outdoors. Conveniently located close to local amenities, schools, and transport links, this delightful home combines peaceful village living with everyday practicality. Local Occupancy restrictions apply.*

Entering the property, you are welcomed into a handy entrance hallway with stairs leading to the first floor. To the front of the home is a spacious and comfortable lounge with a large front facing window allowing for plenty of natural light, creating the perfect space for relaxing or entertaining.

To the rear, the kitchen offers a good range of fitted units and worktop space, with room for everyday dining and direct access through to the useful utility area. The utility provides additional storage and laundry space, with access out to the private rear garden featuring a lawn and patio area, ideal for outdoor seating and family enjoyment.

To the first floor, the landing leads to two well-proportioned double bedrooms along with a third single bedroom, perfect as a child's room, nursery, dressing room, or home office. Completing the accommodation is the family bathroom fitted with a bath, wash basin and WC.

Externally, the property benefits from a well-maintained and private rear garden, providing an ideal space for relaxation, outdoor entertaining, and children's play.

### Porch

5'9" x 3'3" (1.771 x 1.003)

### Entrance Hall

16'9" x 5'9" (5.114 x 1.764)

### Living Room

13'7" x 11'5" (4.164 x 3.497)

### Kitchen

11'1" x 8'4" (3.398 x 2.559)

### Landing

10'10" x 5'8" (3.319 x 1.733)

### Bedroom One

12'5" x 9'1" (3.796 x 2.781)

### Bedroom Two

10'1" x 7'2" (3.087 x 2.205)

### Bedroom Three

9'9" x 5'10" (2.982 x 1.795)

### Bathroom

7'10" x 5'5" (2.408 x 1.668)

### Rear Entrance

5'9" x 3'0" (1.763 x 0.916)

### Utility Room/Outbuilding

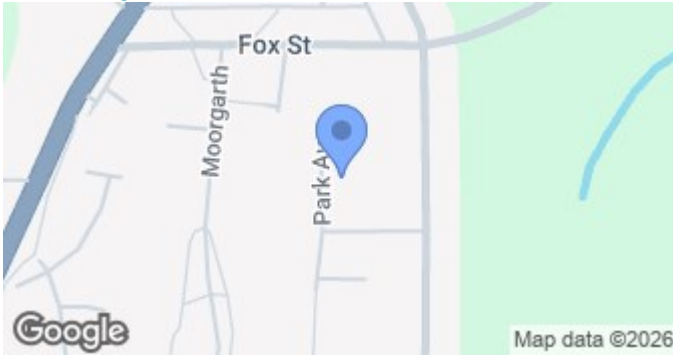
8'8" x 5'9" (2.662 x 1.778)



- Superb Mid Mews Home
- Quiet Cul De Sac Location
  - Ideal First Home
- Local Occupancy Restrictions Apply
- Front & Rear Gardens
- Useful Utility/Outbuilding
  - Close to Amenities
  - Council Tax Band - B



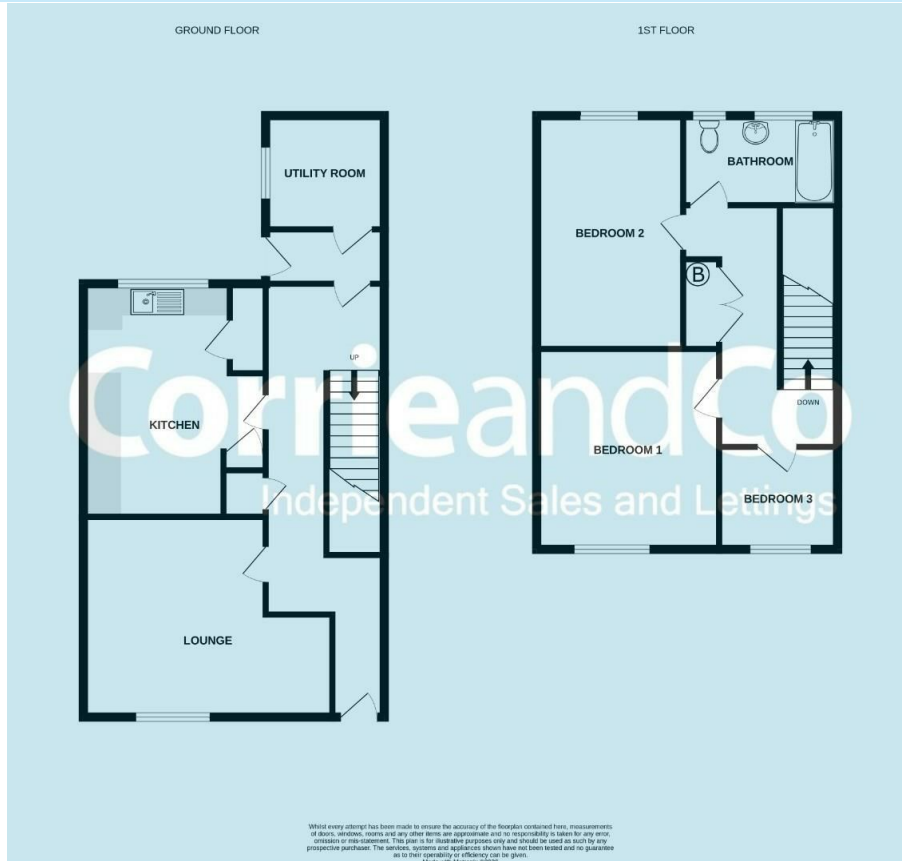
## Road Map



## 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.

