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## 20 Forge Crescent

Ulverston, LA12 9FN

Offers In The Region Of £575,000



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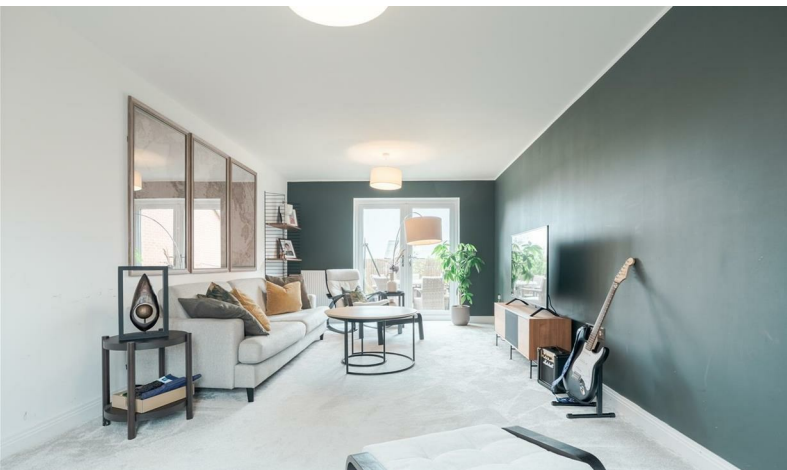
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# 20 Forge Crescent

Ulverston, LA12 9FN

## Offers In The Region Of £575,000



*A beautifully presented modern four-bedroom family home offering spacious and versatile accommodation. Featuring a modern kitchen, a bright lounge and a ground floor w/c, the property is perfectly suited to modern living. Upstairs, the principal bedroom benefits from a dressing room and en-suite, while a stylish family bathroom serves the remaining bedrooms. Externally, the home enjoys a detached double garage and private gardens.*

This beautifully presented modern family home welcomes you with the entrance hall which provides access to the ground floor accommodation. To the front of the property, a versatile dining room/study offers the perfect space for home working, dining or a playroom. The spacious lounge features attractive carpeted flooring, creating a warm and comfortable setting for relaxation, while French doors allow natural light to flood the room and provide access to the rear garden.

The heart of the home is the contemporary kitchen and dining area, thoughtfully designed with stylish marble effect worktops, a fitted gas hob and ample storage, making it ideal for both everyday living and entertaining. A useful utility room and convenient ground floor W/C complete the downstairs layout.

To the first floor, the property boasts four well-proportioned bedrooms, including a generous principal bedroom benefiting from a dressing room and modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom featuring tiled walls and wood-effect flooring, offering a sleek and practical finish.

Externally, the property further benefits from a private spacious rear garden, providing an excellent outdoor space for family enjoyment or for simply unwinding. A detached double garage adds further practicality and storage, making this an exceptional home suited to modern family living.

### Entrance Hall

10'2" x 6'0" (3.114 x 1.836)

### Living Room

22'8" x 11'3" (6.918 x 3.435)

### Reception Room/Study

13'2" x 9'6" (4.026 x 2.901)

### Kitchen-Breakfast Bar Area

13'10" x 12'4" (4.231 x 3.778)

### Dining Area

17'6" x 9'4" (5.351 x 2.852)

### Utility

5'11" x 5'5" (1.813 x 1.672)

### Ground Floor WC

5'11" x 3'1" (1.824 x 0.946)

### Landing

12'10" x 9'8" (3.937 x 2.954)

### Bedroom One

13'9" x 11'10" (4.198 x 3.618)

### En Suite

7'1" x 3'9" (2.176 x 1.163)

### Bedroom Two

13'2" x 9'7" (4.034 x 2.945)

### Bedroom Three

11'5" x 11'2" (3.504 x 3.406)

### Bedroom Four

11'2" x 9'5" (3.415 x 2.877)

### Family Bathroom

9'3" x 5'6" (2.839 x 1.701)



- Four Bedrooms
- Private Rear Garden
- Excellent Location
- Council Tax Band - F

- Principle Bedroom with Dressing Room & En-Suite
- Detached Double Garage
- Off Road Parking
- EPC - 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		85	93
		EU Directive 2002/91/EC	