



34 The Gill

Ulverston, LA12 7BP

Offers In The Region Of £235,000



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This charming property offers a fantastic opportunity for those looking to create their dream home in a prime town centre location. With 1 reception room, 2 bedrooms, a loft area and 1 bathroom, this house is brimming with potential. Situated in the heart of Ulverston, you'll have easy access to all the amenities the town has to offer, from quaint cafes to local shops and restaurants. The convenience of living in such a central location cannot be overstated. Don't miss out on this incredible opportunity to own a property with great bones and endless possibilities

Step into the lounge, a cosy space featuring a gas fire as its focal point and a front-facing window that brings in plenty of natural light, making this an inviting room to relax in.

From the lounge, move into the kitchen, which is fitted with a charming range of traditional mint green base and wall units that add a unique touch of character. The kitchen includes an integrated oven and hob for modern convenience, and it has an open layout that provides easy access to the stairs leading to the upper floors. There is also access to the most useful utility area, ideal for white goods and additional storage.

On the first floor, you'll find a double bedroom that offers ample space and comfort. Adjacent is a three-piece bathroom suite with essential amenities.

Continuing up to the top floor, there is a second double bedroom with plenty of room for furnishings. Additionally, there's a separate area that can serve as a storage room or a versatile space for hobbies; this room also conveniently houses the boiler.

This home combines functionality with a charming layout, offering comfortable living spaces across each floor.

Living Room

14'0" x 9'2" (4.292 x 2.810)

Kitchen

10'1" x 8'5" (3.078 x 2.583)

Utility

10'9" x 6'11" (3.298 x 2.116)

Landing First Floor

9'3" x 4'9" (2.827 x 1.456)

Bedroom One

10'6" x 9'4" (3.218 x 2.845)

Bedroom Two

10'7" x 9'3" (3.246 x 2.830)

Bathroom

8'9" x 5'2" (2.675 x 1.599)

Landing Second Floor

8'6" x 4'9" (2.610 x 1.453)

Attic/Store Room

8'11" x 8'6" (2.741 x 2.602)

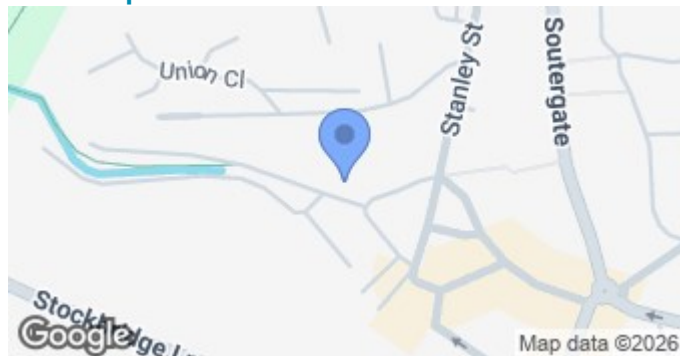


- Town Centre Location
- Three Storey Accommodation
 - Updating Required
 - Useful Utility Area

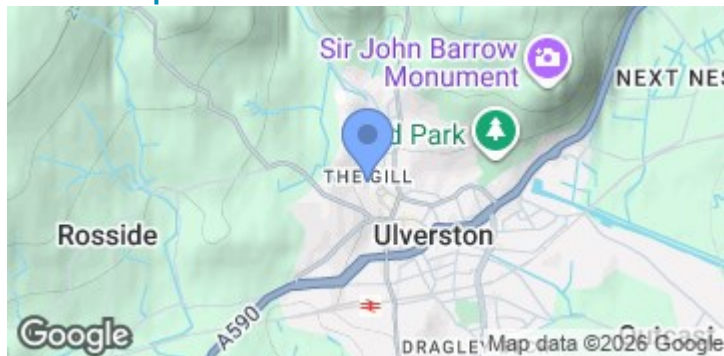
- No Upper Chain
- Stones Throw to Amenities
- Ideal First Home or Holiday Let
 - Council Tax Band - A



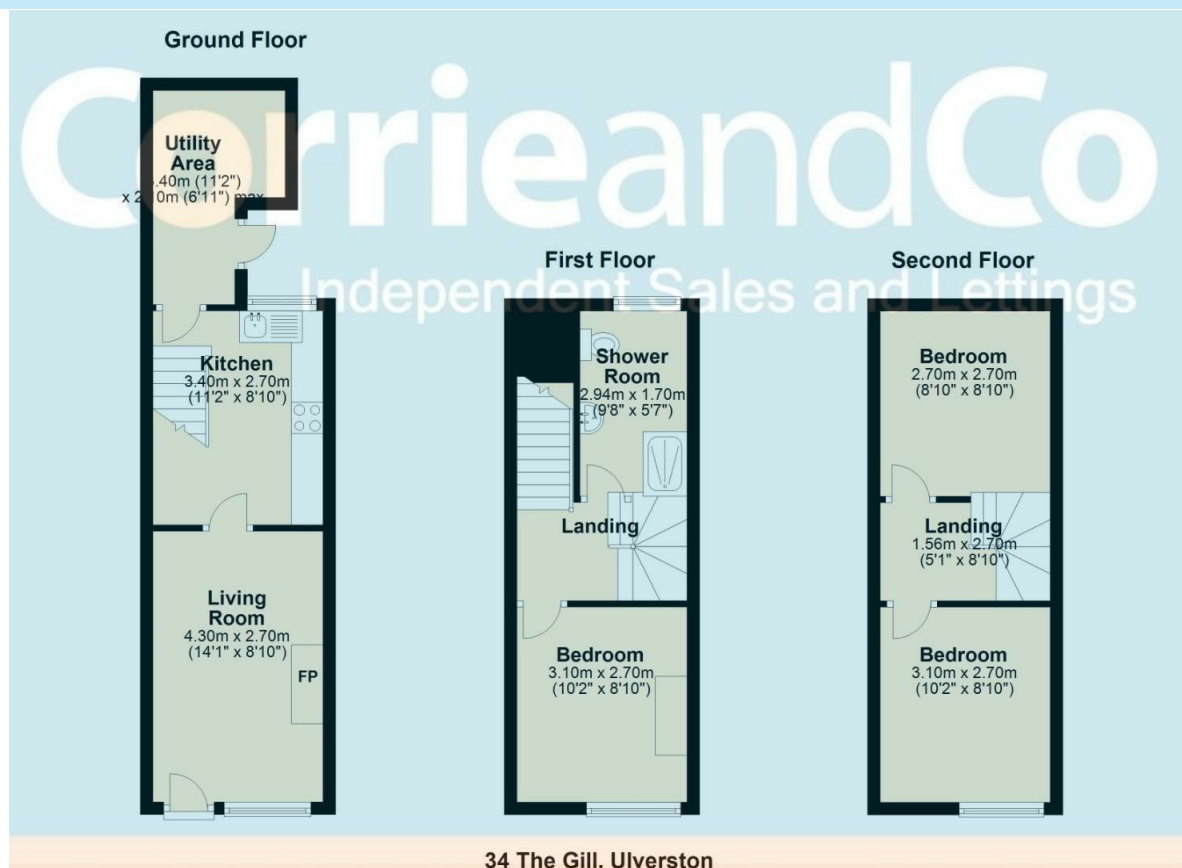
Road Map



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.

