

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



20 North Lonsdale Road

Ulverston, LA12 9DT

Offers In The Region Of £185,000



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20 North Lonsdale Road

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Situated in a popular residential area of Ulverston, this three-bedroom terraced home presents an excellent opportunity for buyers seeking a property with potential. The property would benefit from modernisation throughout, offering the chance to create a home tailored to individual tastes while adding value. Conveniently located within easy reach of Ulverston's vibrant town centre

Entering the property via the front door, you are welcomed into the entrance hallway with stairs rising to the first floor. To the front of the property is a generously sized lounge with a focal-point fireplace. Leading through from the hallway is a separate dining room, providing an ideal space for family meals and entertaining. To the rear, the kitchen is fitted with a range of units, complemented by partial tiled walling and a gas hob. Beyond the kitchen is a family bathroom, fitted with a bath, wash hand basin and WC, with access to the rear yard.

The first-floor landing provides access to three well-proportioned bedrooms. Stairs continue to the second floor where an attic room offers additional storage or potential for further development, subject to any necessary consents.

Externally, the property benefits from a forecourted frontage, while to the rear there is an enclosed yard providing useful outdoor space.

Entrance Hall

16'2" x 5'4" (4.929 x 1.647)

Dining Room

12'10" x 10'3" (3.921 x 3.141)

Living Room

14'8" x 11'11" (4.489 x 3.634)

Kitchen-Diner

13'10" x 11'0" (4.229 x 3.373)

Ground Floor Bathroom

9'9" x 4'9" (2.978 x 1.458)

Bedroom Three

14'4" x 11'3" (4.387 x 3.437)

Landing

12'10" x 5'5" (3.935 x 1.657)

Bedroom Two

13'0" x 10'4" (3.963 x 3.156)

Bedroom One

16'4" x 13'1" (5.003 x 4.004)

Bedroom Four/Attic Room

18'7" x 13'4" (5.675 x 4.080)

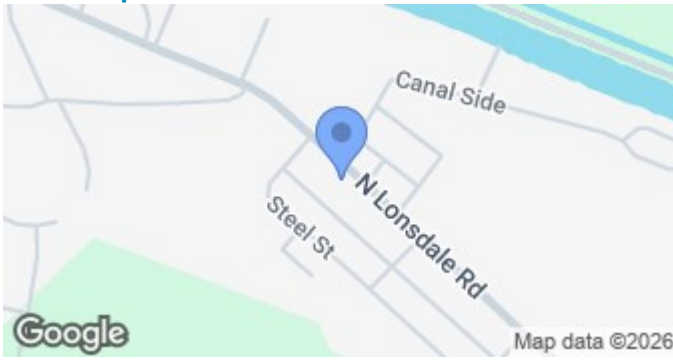


- Fore-Courted Mid Terraced House
 - 2 Reception Rooms
 - Investment Opportunity

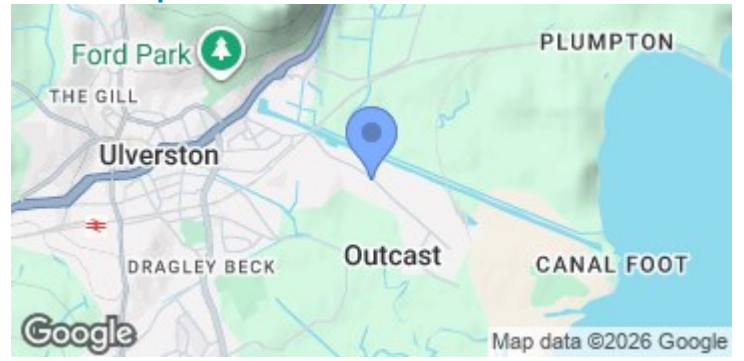
- Popular Location
- Four Bedrooms and Attic Room
- Council Tax Band - B



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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		66	77
		EU Directive 2002/91/EC	