



## 1 Daltingate Gallery Daltingate

Ulverston, LA12 7BD

Offers In The Region Of £220,000



# 1 Daltongate Gallery Daltongate

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*Located in the heart of charming Daltongate, Ulverston, this delightful two-bedroom maisonette perfectly balances comfort with town-centre convenience. The home features a bright, spacious reception room designed for relaxation and a well-appointed layout that maximises natural light throughout. Ideally situated moments from local shops, cafes, and the scenic beauty of the Lake District, this property represents a fantastic opportunity for those seeking a peaceful retreat in a vibrant community.*

Stepping through your entrance, a quaint and welcoming lobby welcomes you.

Ascending the stairs, you reach a dedicated level for rest and rejuvenation. Here, a spacious double bedroom sits, served by a sleek, contemporary bathroom that brings a touch of modern luxury to the home's traditional bones.

To the top floor, the home truly opens up. This stunning, open-plan kitchen and lounge area is the heart of the maisonette, offering an exceptionally airy and light-filled space that feels both grand and inviting. Multiple windows and a feature fireplace perfectly marry modern, open-plan living with classic charm. Tucked away on this level is an additional bedroom, providing a unique and flexible layout that caters to any lifestyle.

Throughout the property, the vertical retreat seamlessly blends its heritage character with a bright, contemporary finish, making it a standout home in the heart of Ulverston.

## Entrance Hall (Ground Floor)

6'11" x 4'4" (2.130 x 1.341)

## Landing (First Floor)

13'3" x 8'6" (4.061 x 2.605)

## Kitchen-Living-Diner (Second Floor)

19'1" x 16'0" (5.824 x 4.882)

## Bedroom One (First Floor)

16'1" x 8'6" (4.914 x 2.605)

## Bedroom Two (Second Floor)

12'4" x 9'10" (3.775 x 3.011)

## Bathroom (First Floor)

8'5" x 5'6" (2.566 x 1.681)

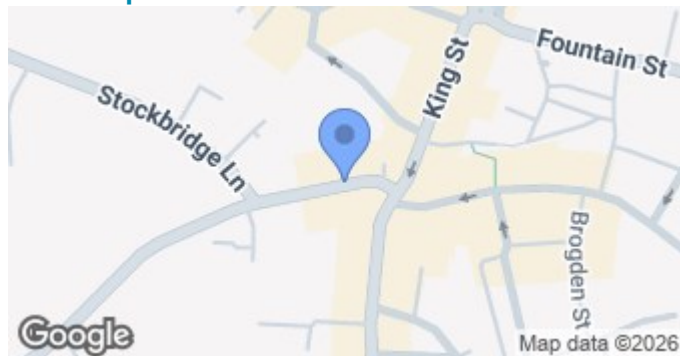


- Two Cosy Bedrooms
- Spacious Open Lounge / Kitchen
- Service Charge of £43pcm

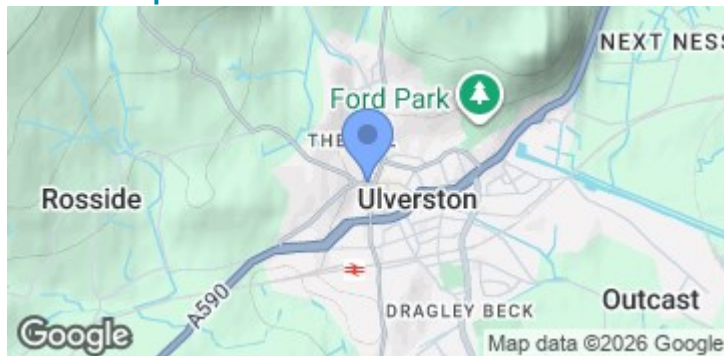
- Modern Bathroom
- Charming Maisonette
- Council Tax Band A



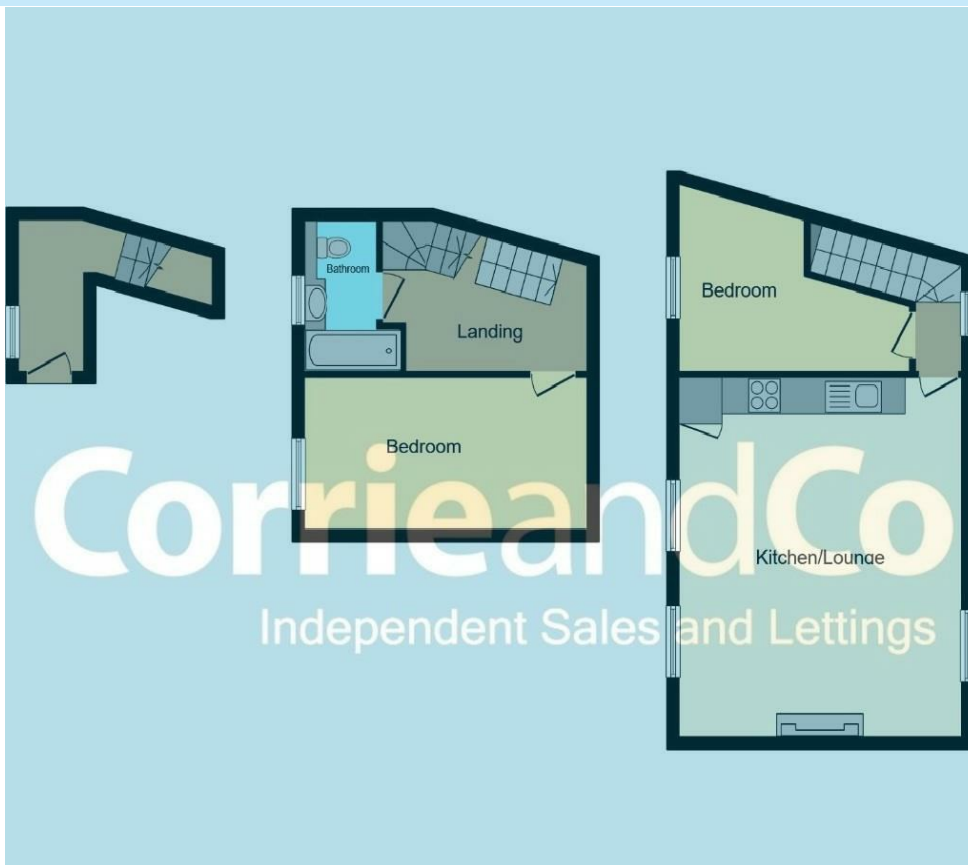
Road Map



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.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
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