



**POOLE  
TOWNSEND**

# Charters Way, Ulverston

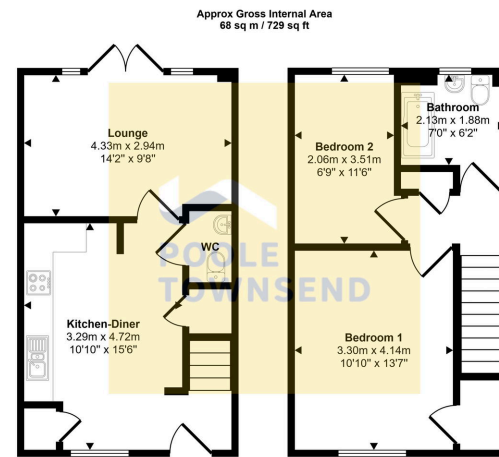
£125,000

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- Fantastic First Time Buyers Home
- 2 Double Bedrooms
- Private Rear Garden
- Council Tax Band B
- Walk In Ready Home
- Off Road Parking
- Freehold





Approx Gross Internal Area  
68 sq m / 729 sq ft

Ground Floor  
Approx 34 sq m / 363 sq ft

First Floor  
Approx 34 sq m / 366 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Situated on a modern development on the outskirts of town, this well-presented home enjoys open views beyond the nearby rugby field towards Hoad Hill. Available at a more affordable price under Section 106 criteria (eligibility required), the property offers stylish and practical accommodation. The ground floor features a cloakroom, a bright lounge with glazed rear elevation and double doors opening onto an enclosed garden with patio, lawn and raised planters, and a spacious kitchen-diner fitted with sleek gloss cabinets, integrated oven and grill, halogen hob and cooker hood, with space for further appliances. Upstairs are two bedrooms, including a generous front bedroom with open views, along with a modern bathroom with bath and mixer shower. Additional storage is provided throughout and the property benefits from parking for two vehicles immediately outside.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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