



16 Forge Crescent

Ulverston, LA12 9FN

Offers In The Region Of £475,000



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Set on a sought-after modern development on the edge of Ulverston, this stunning detached home offers space, style and comfort in abundance. Designed with modern family life in mind, every detail has been finished to a high standard with tasteful décor throughout. At the heart of the home is a fabulous open-plan kitchen, dining and living area - perfect for entertaining or everyday family life - complemented by a separate lounge for cosy evenings. A utility with ground floor WC adds practicality, while the master bedroom boasts a private en suite. Externally, the property features a double driveway, integral garage with power, and beautifully kept front and rear gardens, providing space to relax and play. With its superb layout, modern design and convenient location close to schools, shops and transport links, this home is not to be missed.

Approached via an immaculate tarmac driveway with access to the integral garage, this home immediately impresses with its beautiful curb appeal and neat shared lawn with shrubs.

Step inside to a welcoming entrance hall, providing access to the ground floor WC, lounge, and the open-plan living/kitchen/diner. The lounge is tastefully decorated in neutral tones, with a large front-facing window that floods the space with natural light.

The open-plan living/kitchen/diner forms the hub of the home, designed for modern family living and entertaining. This superb space offers ample room for both dining and seating areas, while French doors connect seamlessly to the rear garden. The kitchen itself is fitted with stone-coloured base and wall units, complemented by white granite-effect worktops and a sunken sink with engraved drainer. Integrated appliances include a double oven, dishwasher, and fridge freezer. A useful utility room sits just off the kitchen, complete with an additional sink, base cupboard, space/plumbing for a washing machine and dryer, and side door access. There's also a handy under-stair storage cupboard.

To the first floor, you'll find four well-proportioned bedrooms, all neutrally and tastefully decorated. The master bedroom boasts its own en suite shower room, finished with a walk-in cubicle, "floating" sink and WC, and mirrored wall. The family bathroom is equally stylish, with a bath and over-bath shower, a "floating" sink and WC, and a mirrored wall to enhance the sense of space. The rear bedrooms enjoy lovely views towards Head.

Externally, the rear garden is immaculately maintained, laid mainly to lawn with mature shrubbery. Two separate patio areas provide excellent options for outdoor dining or relaxation — one directly outside the French doors and another towards the back of the garden.

Entrance Hall

15'6" x 4'4" (4.727 x 1.333)

Lounge

15'6" x 11'0" (4.730 x 3.369)

Kitchen

11'2" x 9'5" (3.423 x 2.894)

Living/Dining Area

17'2" x 11'8" (5.233 x 3.579)

Utility

7'10" x 6'4" (2.388 x 1.944)

Ground Floor WC

4'11" x 3'1" (1.504 x 0.950)

Landing

11'11" x 6'4" (3.633 x 1.934)

Bedroom One

15'11" x 11'2" (4.867 x 3.419)

En Suite

8'5" x 6'5" (2.578 x 1.981)

Bedroom Two

11'0" x 9'11" (3.374 x 3.034)

Bedroom Three

13'3" x 9'0" (4.048 x 2.744)

Bedroom Four

11'3" x 11'2" (3.435 x 3.407)

Family Bathroom

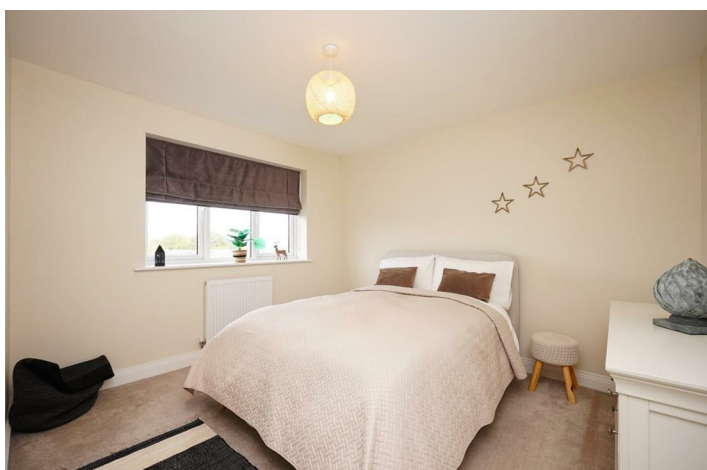
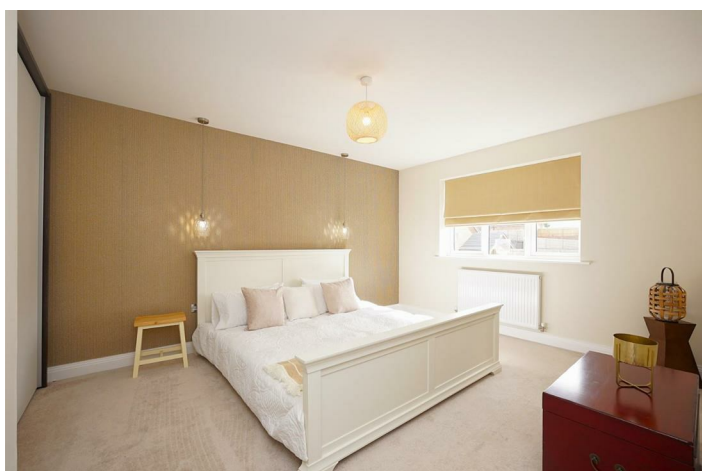
7'6" x 5'6" (2.295 x 1.677)

Integral Garage

16'1" x 8'6" (4.907 x 2.608)



- Superb Family Home
- Integral Garage & Double Driveway
 - Utility & Ground Floor WC
 - Private, Enclosed Rear Garden
 - Service Charge - TBC
- Tasteful, Modern Décor Throughout
 - En Suite to the Master
 - Short Distance to Amenities
 - Views Towards the Road
 - Council Tax Band - E



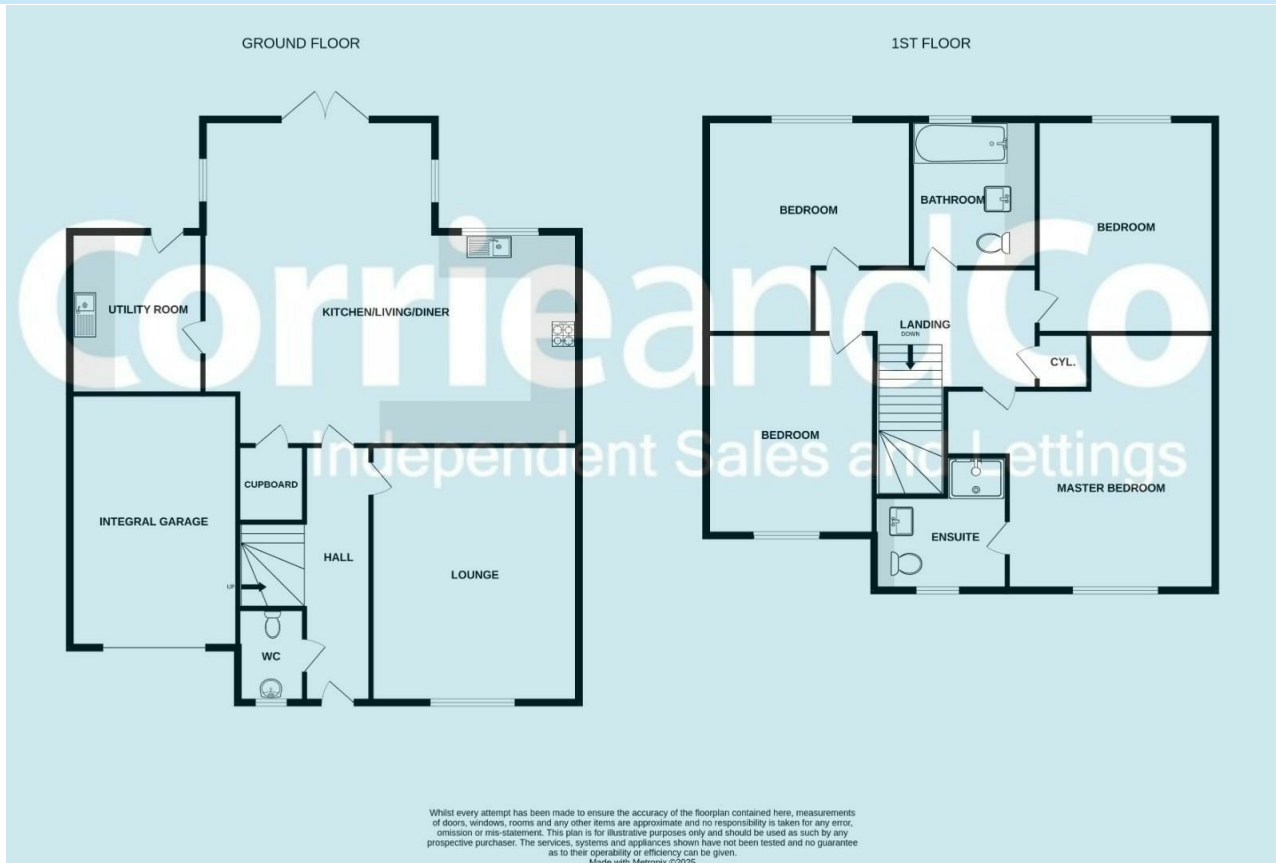
Road Map



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.

