



**HACKNEY
& LEIGH**

Ulverston

£360,000

21 Victoria Park, Ulverston, Cumbria, LA12 7TT

Ideally situated in a popular and desirable location, offering generous living space both inside and out this well-proportioned three/four bedroom detached family home is perfect for modern family life and entertaining.

Set within a highly regarded residential area, the property enjoys easy access to local amenities, schools, transport links, and green spaces, making it an excellent choice for families and professionals alike.

This is a fantastic opportunity to acquire a well-located home with versatile living space and excellent potential. Early viewing is highly recommended.

Quick Overview

Three-Bedroom Detached Home
Sought After Location
Spacious Lounge
Modern Fitted Kitchen
Study/Fourth Bedroom
Family Bathroom
Conservatory
Rear Garden
Garage and Driveway
Ultrafast Broadband



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: ULV1036



Kitchen



Kitchen



Living Room



Conservatory

Ideally situated in a popular and desirable location this well-proportioned three/four bedroom detached family home offers generous living space both inside and is perfect for modern family life and entertaining.

The ground floor also features a spacious lounge perfect for family living. The well-equipped kitchen provides plenty of storage and workspace, ideal for busy family routines.

To the rear, the conservatory is a real highlight - a bright and versatile space that can be used as a family room, playroom, or peaceful retreat, with lovely views over the garden.

Upstairs, the property features three double bedrooms and a study/bedroom. The home benefits from a three piece family bathroom with over bath shower and ground floor WC, ensuring convenience for families and guests alike.

Outside, the private rear garden provides an enjoyable space for children to play, family barbecues, or simply relaxing outdoors. The detached nature of the property offers added privacy and a real sense of home.

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Location Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market. Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

Directions To reach the property from the A590, follow signs for Ulverston town centre. At the Booths roundabout, continue straight onto Canal Street. Look out for a white sign directing you to Ford Park. As the road splits into three lanes, take the right-hand lane and turn onto Swan Street, you'll pass The Swan Inn on your left. Continue along Swan Street, which becomes Hart Street, and proceed past Casson Street then turn right onto Victoria park, drive down to the bottom then bear right. Number 21 is located on the left hand side.

What3Words: <https://derailed.officer.bride>

Accommodation (with approximate measurements)

Ground Floor

Entrance Hallway

Ground Floor WC

Kitchen 12' 2" x 8' 2" (3.71m x 2.49m)

Living Room 15' 1" x 15' 1" (4.6m x 4.6m)

Conservatory 9' 6" x 7' 10" (2.9m x 2.39m)

Upper Floor

Bedroom One 15' x 9' 10" (4.57m x 3m)

Family Bathroom

Bedroom Three 9' 6" x 8' 2" (2.9m x 2.49m)

Study/Bedroom Four 6' 7" x 6' 7" (2.01m x 2.01m)

Bedroom Two 19' 8" x 9' 10" (5.99m x 3m)

Garage 18' 4" x 9' 10" (5.59m x 3m)

Property Information

Tenure Freehold

Services Mains gas, water and electricity.

Council Tax Council Tax Band D

Energy Performance Certificate (EPC) The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £1000 per calendar month. For further information and our terms and conditions please contact the Office.

Viewings Strictly by appointment with Hackney & Leigh.

Material Information Sides of Property shared with neighbour

Anti money laundering (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Landing Area



Bedroom One



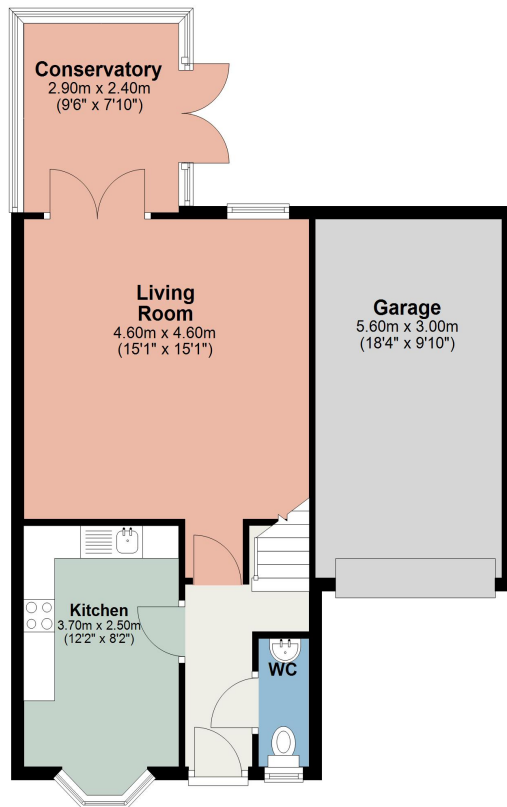
Bedroom two



Rear Garden Area

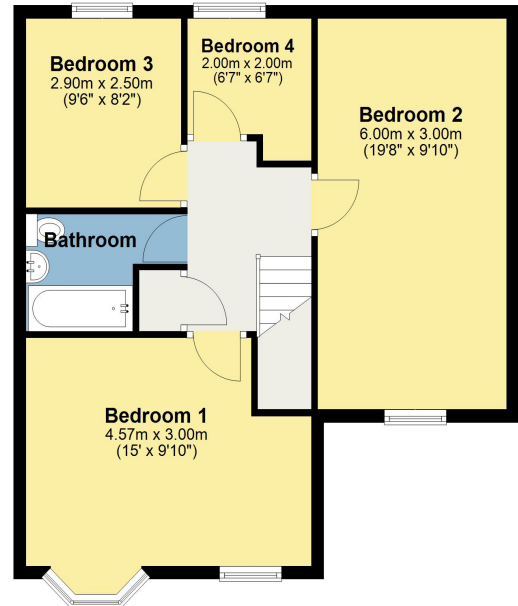
Ground Floor

Approx. 63.3 sq. metres (681.6 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

21 Victoria Park, Ulverston

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