CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

72 Lightburn Avenue

Ulverston, LA12 0DL

Offers In The Region Of £450,000

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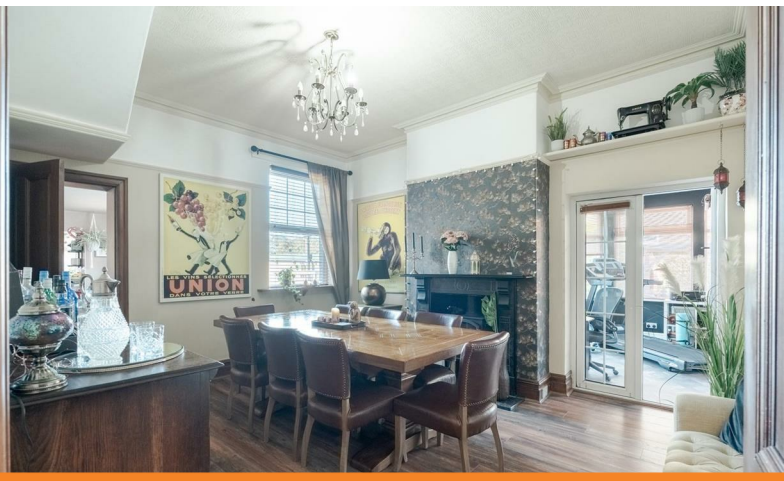

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Brimming with period charm while beautifully enhanced for modern family living, this exceptional Victorian semi detached home offers the perfect blend of character, style, and practicality. Immaculately presented throughout, the property boasts tasteful décor, spacious accommodation, and a true turn-key finish, allowing its next owners to move straight in and enjoy. Externally, the property impresses, with a private, low maintenance rear garden designed for entertaining. A covered seating area, complete with a pizza oven, provides the perfect setting for al fresco dining, family gatherings, and year-round socialising. A particular standout feature is the substantial detached annex, complete with a bedroom, lounge and shower room. This incredibly versatile space lends itself to guest accommodation, multi-generational living or those with older children seeking their own tranquil space.

Entering the property through the front door, you are welcomed into the entrance hall which affords access to the spacious and inviting lounge, a comfortable reception room that provides the perfect place to relax and unwind. Filled with natural light, this cosy living space offers an ideal setting for both everyday family life and quieter evenings at home.

Leading again, from the entrance hall, through to the generous dining room, creating another excellent space for entertaining family and friends. With ample room for a large dining table and further furnishings, this room forms the heart of the home and flows seamlessly into the conservatory.

The conservatory provides a wonderful additional reception area, flooded with natural light and offering pleasant views over the garden. This versatile room is ideal as a sitting area, garden room, or a place to enjoy the changing seasons all year round.

To the rear of the property is the spacious kitchen, thoughtfully designed with an excellent range of fitted units and generous worktop space. Beyond the main kitchen is a useful seating area, perfect for informal dining or enjoying a morning coffee, creating a sociable family hub.

Adjoining the kitchen is a practical utility room, providing additional storage and laundry facilities, together with the convenience of a separate WC. A useful under stair storage cupboard completes the ground floor accommodation.

Ascending to the first floor, the landing provides access to two generously proportioned double bedrooms, both offering ample space for freestanding furniture. The modern four piece family bathroom is fitted with a a bath, wash hand basin, a low-level WC and a spacious shower cubicle, serving the first floor accommodation.

A further staircase rises to the second floor, where you will find an impressive attic bedroom. This spacious and characterful room benefits from useful built-in storage and offers a versatile space that could equally serve as a principal bedroom, guest suite, or home office. Completing this space is the useful en suite bathroom.

Externally, the property continues to impress with a detached annex, complete with 1 bedroom, lounge and en suite shower room, offering excellent potential for guest accommodation or multi-generational living. In addition, there are outbuildings providing superb storage.

Entrance Hall
16'8" x 3'1" (5.093 x 0.949)

Living Room/Snug
12'6" x 11'11" (3.815 x 3.646)

Dining Room
15'0" x 12'8" (4.587 x 3.884)

Conservatory
11'2" x ... (3.426 x ...)

Kitchen
9'8" x 8'3" (2.949 x 2.533)

Kitchen Living Area
12'8" x 9'6" (3.875 x 2.899)

Utility/WC
8'5" x 4'2" (2.580 x 1.283)

Landing (First Floor)
14'10" x 5'9" (4.542 x 1.756)

Bedroom One (First Floor)
14'4" x 11'11" (4.393 x 3.655)

Bedroom Two (First Floor)
15'4" x 9'11" (4.679 x 3.040)

Family Bathroom (First Floor)
12'5" x 9'4" (3.792 x 2.846)

Bedroom Three (Second Floor)
18'4" x 13'5" (5.594 x 4.108)

En Suite (Second Floor)
4'6" x 4'4" (1.375 x 1.346)

Detached Sun Room/Bar Area
10'5" x 6'0" (3.194 x 1.839)

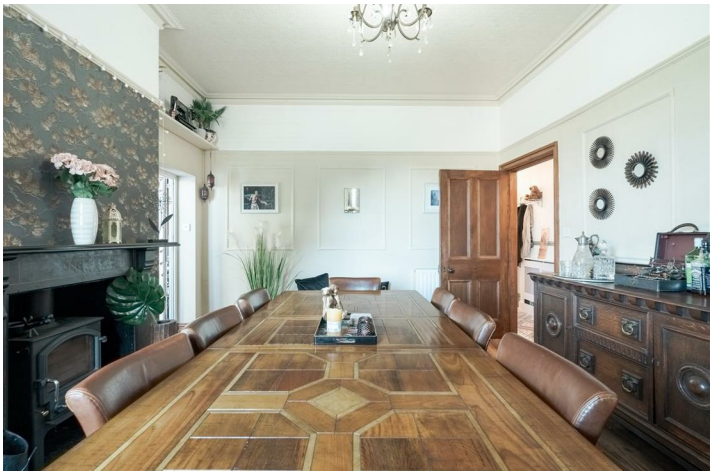
Kitchen-Living-Bedroom (Detached Annex)
24'0" x 15'4" (7.327 x 4.698)

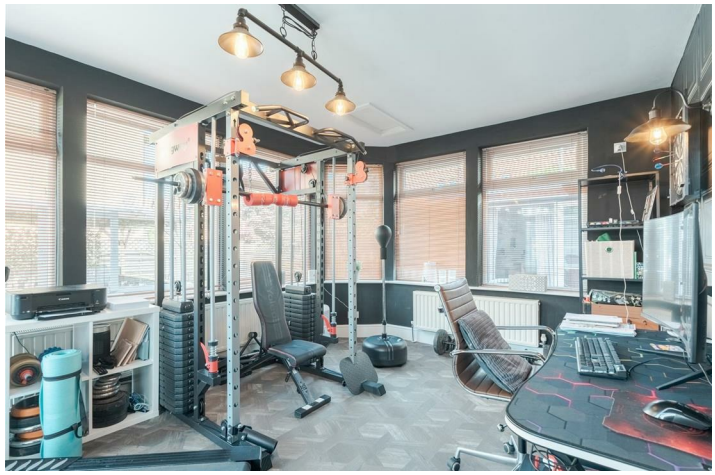
Shower Room (Detached Annex)
6'3" x 5'0" (1.927 x 1.545)

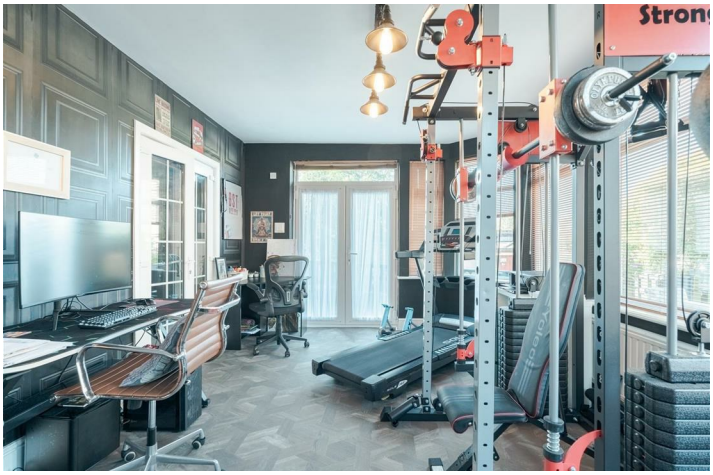
Storage Area
11'8" x 6'3" (3.566 x 1.918)

Timber Storage Area
9'5" x 2'9" (2.887 x 0.856)

- Stunning Family Home
- Substantial Detached Annex
- Characterful, Yet Modern
- Conservatory
- Useful Outbuildings/Storage
- Convenient Town Centre Location
- Private Rear Garden
- Ground Floor Utility/WC & Second Floor En Suite
- Close to Amenites, Schools & Transport Links
- Council Tax Band - C







Road Map

Terrain Map

Floor Plan

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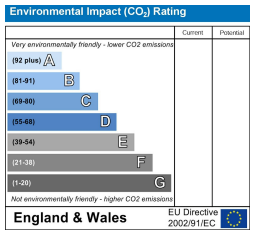
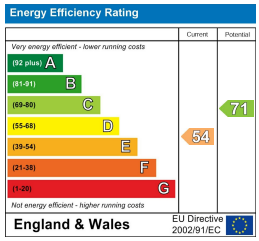
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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