CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



52 Priory Road

Ulverston, LA12 9HN

Offers In The Region Of £260,000

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14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

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Offers In The Region Of £260,000







A superb modernised family home situated in a sought after location on the outskirts of Ulverston, offering a great balance of peaceful surroundings and convenient access to local amenities. The property is ideally positioned within close proximity to shops, schools, transport links and Ulverston Leisure Centre, making it an appealing choice for families and buyers seeking a well connected location. Externally, the property benefits from gardens to both the front and rear, providing valuable outdoor space to enjoy. Offered for sale with no upper chain. Offers are welcome, and early viewing is highly recommended.

Entering the property through the entrance hall, stairs lead to the first floor, with a useful storage area positioned beneath. From the hallway, access is provided into the main lounge, a generous reception space spanning from front to back. Dual aspect windows and doors allow plenty of natural light to flow through, while the recently fitted carpet and bright, neutral décor create a fresh and welcoming feel. The room offers excellent flexibility for a variety of furniture layouts and everyday living.

Moving through the property, the kitchen is positioned to the side and is fitted with a range of modern teal Shaker style base and wall units, complemented by a charcoal composite sink and induction hob. The kitchen leads through to the dining room, providing a dedicated space for family meals and entertaining. Double doors open outwards, creating a pleasant connection with the outside and making this an ideal setting for enjoying meals with family and friends.

The first floor landing provides access to three bedrooms, the family bathroom and a further useful storage area. The property offers three versatile bedrooms, suitable for family accommodation, guests or those requiring a home office. The family bathroom comprises a bath, wash basin and WC. While it would benefit from cosmetic improvement, this presents an excellent opportunity to create a modern bathroom tailored to your own taste and style.

To the front, there is an enclosed garden providing an attractive approach to the property. To the rear, a tiered garden offers a combination of lawned areas and a patio, providing space to relax outdoors, enjoy the garden and entertain during the warmer months.

Entrance Hall
4'2" x 6'4" (1.278 x 1.944)

Lounge
11'11" x 11'5" (3.653 x 3.480)

Sitting Room
11'4" x 12'11" (3.478 x 3.952)

Kitchen
11'9" x 6'2" (3.606 x 1.904)

Dining Area
11'3" x 8'10" (3.434 x 2.701)

Bedroom One
12'11" x 11'5" (3.958 x 3.483)

Bedroom Two
9'10" x 12'0" (3.007 x 3.668)

Bedroom Three
9'2" x 7'10" (2.810 x 2.412)

Bathroom
6'2" x 6'4" (1.902 x 1.948)



- Super family home
- Modernised and ready to move into
- Close to amenities
- Hot and cold outside taps
- New combi boiler system
- No upper chain
- Gardens to the front and rear
- Short drive to the beach
- Re-wired throughout
- Council tax band - B

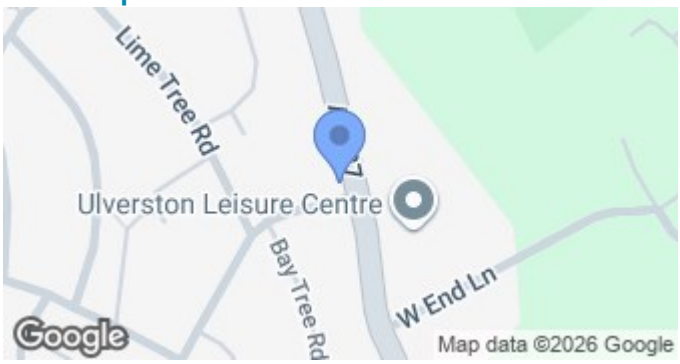




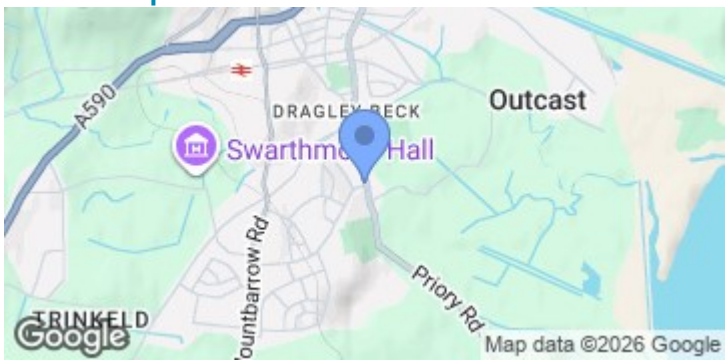




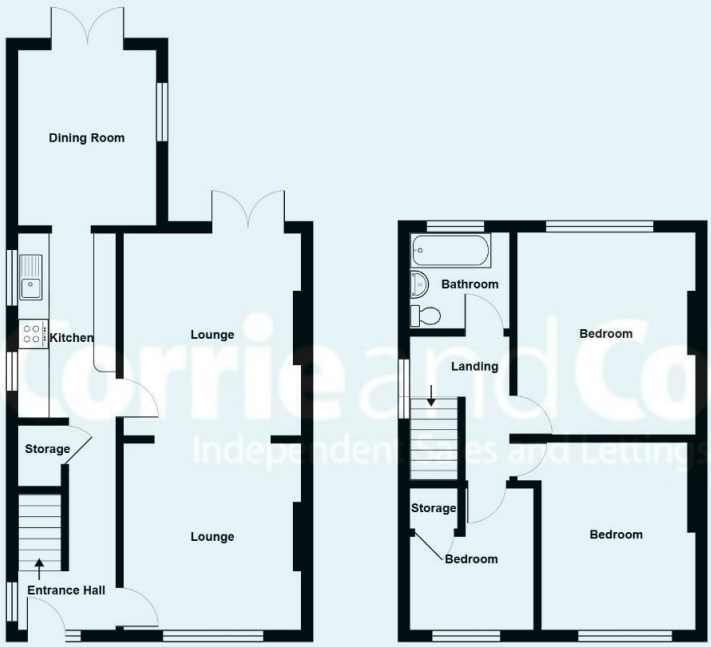
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.

