



**47 Monument Way, Ulverston, LA12 9SY**  
**£370,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

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### GROUND FLOOR

#### Lounge 14'0" x 11'7" (4.29 x 3.54m)

Wood effect laminate flooring with patio doors leading to the rear garden and blind

#### Dining room 10'9" x 8'9" (3.28m x 2.68m)

Carpet flooring with bay fronted window and blind

#### Kitchen 13'1" x 10'4" (4.01m x 3.15m)

Wood effect laminate flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

#### Utility 5'2" x 6'0" (1.60m x 1.85m)

Wood effect laminate flooring with access to the rear and plumbing for washing machine

#### WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 14'2" x 8'11" (4.33m x 2.73m)

Carpet flooring with bay fronted window, curtains and fitted wardrobes

#### En-suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and blind

#### Bedroom 11'4" x 8'4" (3.47m x 2.55m)

Carpet flooring with window to the rear elevation, curtains and blind

#### Bedroom 13'5" x 8'3" (4.11m x 2.54m)

Carpet flooring with window to the rear elevation, curtains and blind

#### Bedroom 11'3" x 8'1" (3.44m x 2.47m)

Carpet flooring with window to the front elevation, curtains and blind

#### Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and partially tiled decor