CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



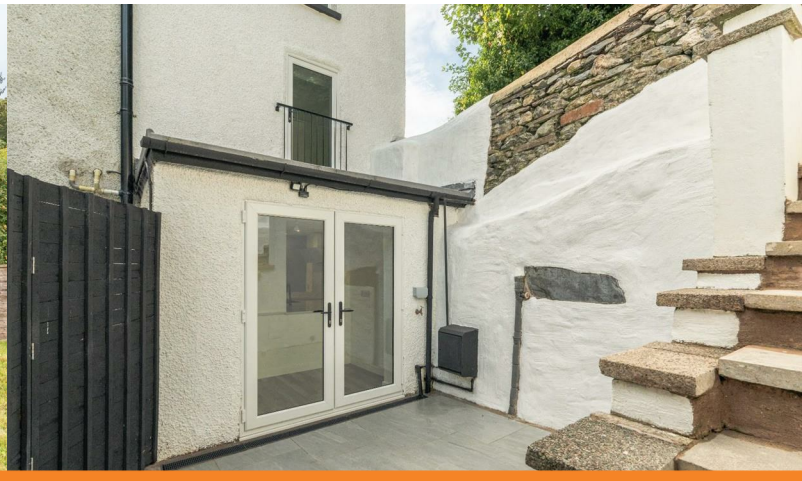
1 Oubas Hill

Ulverston, LA12 7LA

Asking Price £230,000

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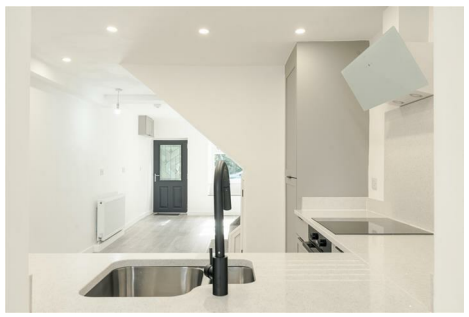
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1 Oubas Hill

Ulverston, LA12 7LA

Asking Price £230,000







Situated in the heart of Ulverston, this charming four-bedroom home offers beautifully modernised accommodation throughout, providing the perfect blend of character, style and modern convenience. Presented in excellent condition, the property is truly turn-key and ready for the new owner to simply move in and enjoy. Offering well-proportioned living space, four bedrooms, a private rear garden and the valuable benefit of off-road parking, this is an ideal home for families or those looking for a stylish property within easy reach of Ulverston's vibrant town centre and its excellent range of amenities.

Entering the property, the welcoming lounge provides a comfortable and stylish living space, with a feature wall adding character and creating a focal point to the room. The accommodation then leads through to the beautifully presented kitchen, which has been thoughtfully fitted with contemporary units, complemented by Quartz worktops and a range of integrated appliances including an electric fan oven, electric hob, cooker filter hood and 50/50 fridge freezer. There is also a fitted washer dryer, adding further convenience. To the rear, French doors provide access to a lovely courtyard garden, offering a pleasant and private outdoor seating space.

First Floor

The first floor provides two bedrooms, together with the family bathroom. Both bedrooms are well presented, with the rear bedroom enjoying lovely views towards Hoad. The bathroom is conveniently positioned between the bedrooms and provides a practical family facility.

Second Floor

The second floor offers two further bedrooms, making this a genuine four-bedroom home with excellent flexibility for families, guests, a home office or hobbies. The rear bedroom benefits from its own ensuite shower room, while both rear bedrooms again enjoy views towards Hoad, creating a particularly attractive outlook.

Outside & Further Benefits

The property benefits from private vehicle access, providing generous off-road parking for numerous cars, a particularly useful feature in such a convenient location. To the rear is a beautifully presented courtyard, while a separate piece of land is also included with the property, offering useful additional outdoor space. The rear of the property enjoys lovely views towards Hoad from the rooms, while a pathway from the additional land leads towards Ford Park and the Hoad, providing a great route for walks and particularly useful for families with children.

The property also benefits from UPVC triple glazing to the front and rear, with the exception of the patio doors which are double glazed.

Ideally located close to Ulverston town centre and its excellent range of amenities, this beautifully modernised property offers ready-to-move-into accommodation, generous parking, outdoor space.

Kitchen Area
10'2" x 9'2" (3.117 x 2.814)

Dining Area
7'10" x 5'11" (2.401 x 1.812)

Living Room
17'6" x 10'4" (5.344 x 3.168)

Bedroom Two
10'5" x 7'5" (3.195 x 2.265)

First Floor Landing
9'11" x 2'11" (3.043 x 0.913)

Shower Room
7'0" x 3'11" (2.155 x 1.204)

Bedroom One
10'3" x 9'3" (3.141 x 2.826)

Second Floor Landing
5'7" x 3'6" (1.718 x 1.078)

Bedroom Four
10'3" x 9'2" (3.132 x 2.798)

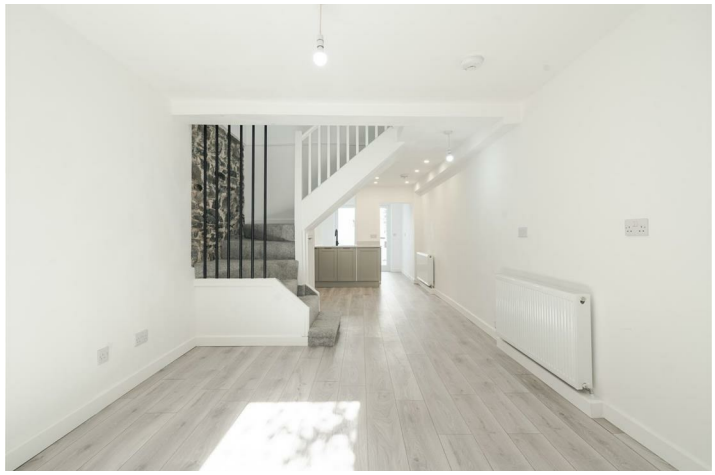
Bedroom Three
10'4" x 8'9" (3.159 x 2.692)

Bedroom Three En Suite
7'0" x 2'9" (2.136 x 0.858)

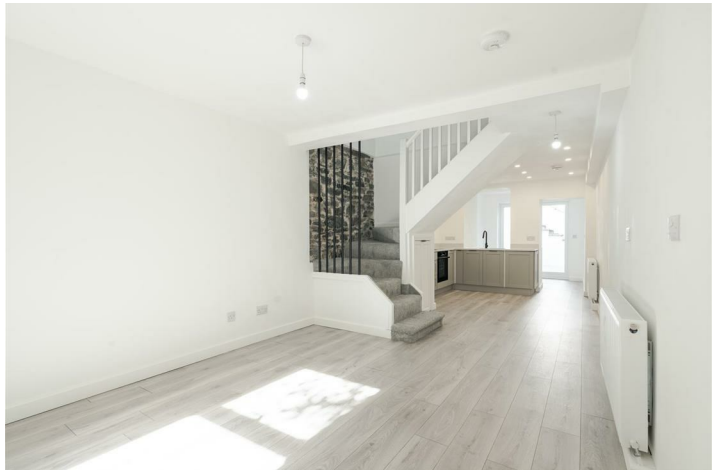


- Beautifully Presented and Modernised
- Rear Courtyard and Garden
- Parking Numberous Cars
- Council Tax Band A
- Triple Glazing
- Private Vehicle Access
- No Chain

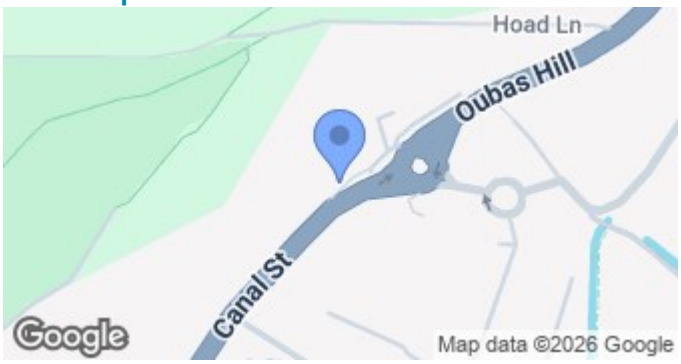




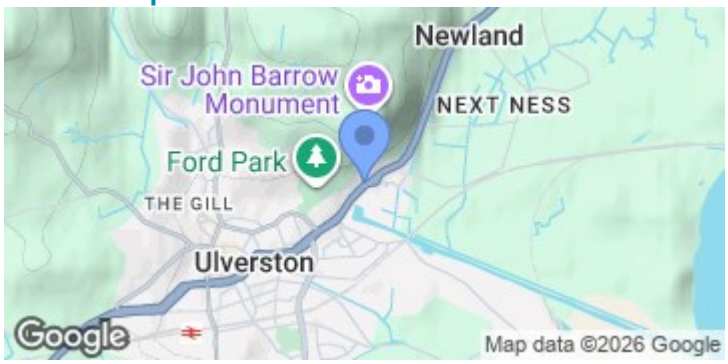




Road Map



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.

