

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



51 Dale Street

Ulverston, LA12 9AR

Offers In The Region Of £160,000



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A turn-key property in Ulverston; this beautifully presented terraced home has been comprehensively refurbished to a high standard throughout. Offering stylish and modern accommodation, the property is ready for immediate occupation and is ideally suited to first-time buyers, professionals, or those seeking a low-maintenance home. There's a delightful enclosed yard provides the perfect setting for outdoor dining, morning coffee, or simply unwinding after a busy day. From the property, attractive views can be enjoyed towards the iconic Hoad Monument, adding to the home's appeal. Early viewing is highly recommended.

Entering the property via the front door, you are welcomed into a beautifully presented lounge featuring attractive wood-effect flooring and a charming HETAS-certified multi-fuel log burner, creating a warm and inviting focal point.

To the rear of the property is the stylishly refitted kitchen, thoughtfully designed with a range of modern units and complementary work surfaces. Integrated appliances include a 70/30 fridge freezer and washing machine, discreetly housed within the boiler cupboard, together with an electric fan oven and extractor hood. A new skylight above the kitchen allows natural light to flood the space, while UPVC double-glazed patio doors provide access to the rear courtyard, further enhancing the bright and airy feel.

To the first floor are two beautifully presented bedrooms, both offering comfortable and inviting accommodation. The contemporary bathroom has also been fully refurbished.

The current owners have undertaken an extensive programme of improvements throughout the property, including a full rewire (certification pending), complete replumbing, full replastering, and the installation of 2-inch thermal boarding to all external walls, significantly enhancing comfort and energy efficiency.

Throughout the home, quality joinery work has been carefully incorporated, creating a finish that is both tasteful and sympathetic to the property's character. Additional benefits include an insulated loft space and a range of ongoing certification sign-offs, which are currently being progressed by the vendors.

Externally, to the rear of the property, is an enclosed courtyard providing a pleasant and low-maintenance outdoor space, ideal for relaxing or entertaining.

This is an excellent opportunity to acquire a comprehensively refurbished home, finished to a high standard and ready for immediate occupation.

Living Room

12'0" x 10'0" (3.663 x 3.058)

Dining Room

12'0" x 10'8" (3.666 x 3.261)

Kitchen

7'10" x 5'7" (2.406 x 1.714)

Ground Floor Bathroom

8'3" x 5'1" (2.537 x 1.564)

Bedroom One

12'1" x 10'2" (3.696 x 3.099)

Bedroom Two

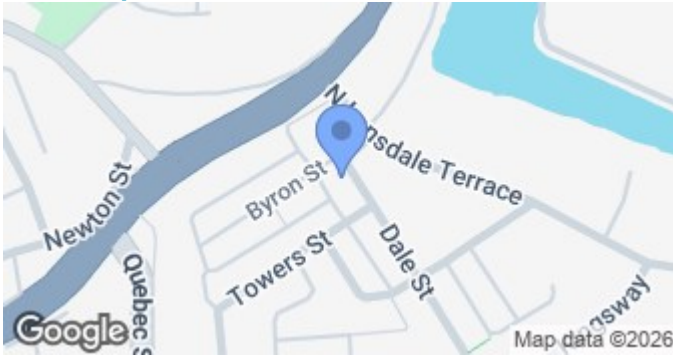
12'1" x 10'10" (3.698 x 3.314)



- Beautifully Refurbished
- Recently Re-wired, Re-Plumbed & Re-Plastered
- Ideal First Home or Investment
- Council Tax Band - A
- Stylish Decor Throughout
- Tasteful Re-Fitted Kitchen and Bathroom
- Views Towards Hoad Monument



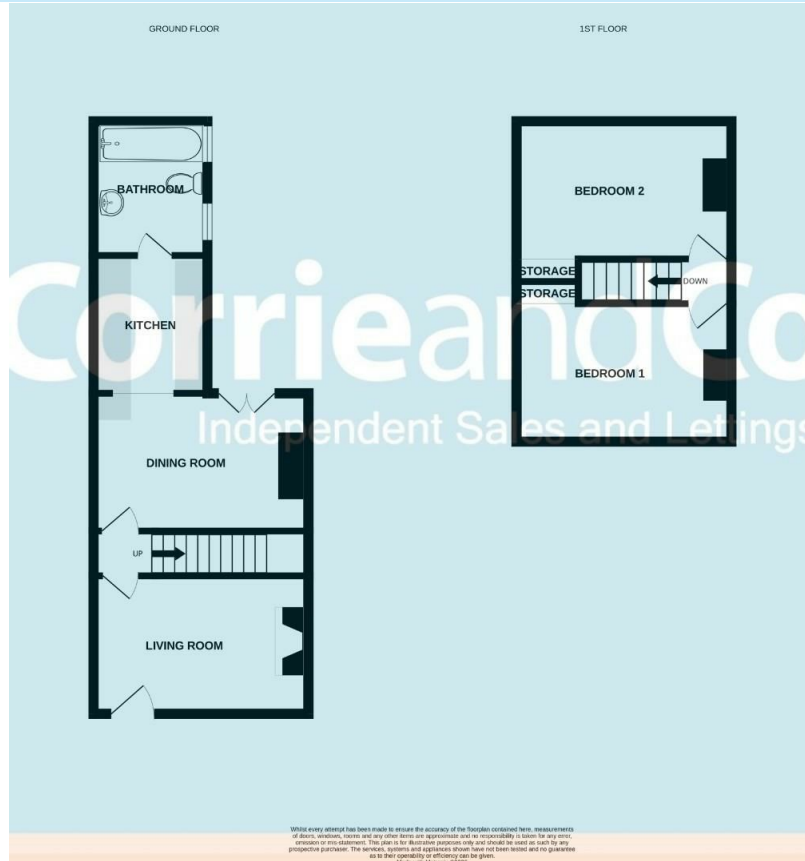
Road Map



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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	87
		EU Directive 2002/91/EC	