

# CorrieandCo

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## 4 Gill Garth

Ulverston, LA12 7FF

Offers Over £235,000



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**Offers Over £235,000**



*This charming three-storey townhouse is ideally located in the heart of Ulverston, offering convenient access to the town's shops, cafes, and amenities. The property features three well-proportioned bedrooms, making it an excellent choice for families or professionals. With the added benefit of allocated parking, this home combines comfortable living with the practicality of a central location.*

Upon entering the property through the front door, you're welcomed into a spacious kitchen/diner. The kitchen features cream base and wall units paired with attractive wooden work surfaces, a gas hob with oven, and an extractor fan. A stainless steel sink is positioned beneath a window overlooking the rear yard, providing a pleasant outlook while working in the kitchen. The dining area benefits from excellent understairs storage, ideal for keeping everyday items tucked away.

Access from the kitchen leads to a separate utility room with plumbing for a washing machine, a sink with drainer, and housing for the boiler. From here, you'll also find a convenient ground floor WC.

Heading upstairs to the first floor, there is a bright and airy lounge with double-glazed doors opening to a Juliet balcony, allowing natural light to flood the space. Also on this floor is a well-sized bedroom and a useful cloakroom.

The second floor hosts two further bedrooms along with the family bathroom, offering a modern suite suitable for everyday family life.

Outside, the property boasts a rear yard with a handy storage shed, and to the front, there is allocated parking, providing practical off-street space in this central Ulverston location.

## **Kitchen Diner**

23'4" x 10'0" (7.115 x 3.050)

## **Utility Room**

5'2" x 7'7" (1.576 x 2.317)

## **Ground Floor WC**

4'5" x 2'10" (1.356 x 0.876)

## **First Floor Landing**

extends to 12'2" (extends to 3.715)

## **First Floor Lounge**

12'7" x 10'9" (3.855 x 3.290)

## **First Floor Bedroom**

6'8" x 9'6" (2.053 x 2.902)

## **First Floor WC**

5'5" x 2'5" (1.663 x 0.743)

## **Second Floor Bedroom**

10'11" x 10'7" (3.347 x 3.246)

## **Second Floor Bedroom**

9'7" x 6'5" (2.940 x 1.971)

## **Second Floor Bathroom**

6'2" x 5'6" (1.886 x 1.688)

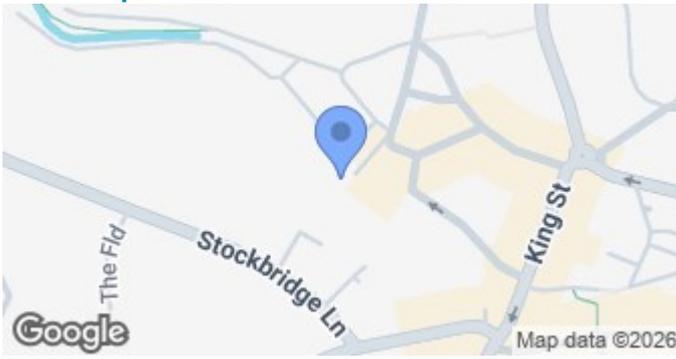


- Superb Town Centre Property
- 3 Storey Accommodation
- 1 Allocated Parking Space
- Council Tax Band - C

- No Upper Chain
- Rear Yard
- Views over the Town & Hoard Monument
- 2 Additional Disc Parking Spaces



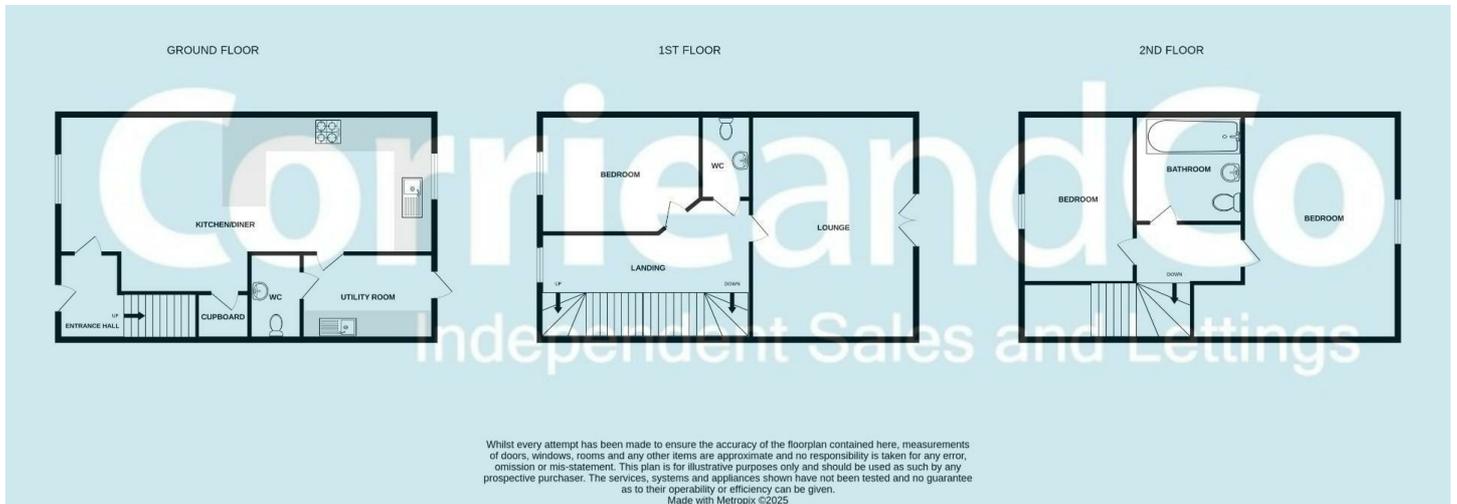
## Road Map



## Terrain Map



## Floor Plan



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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.

