CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

5 Park Road

Ulverston, LA12 0ET

Offers In The Region Of £265,000

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Offers In The Region Of £265,000

*A great location for town, schools, trains etc. Super property offering a perfect blend of convenience and comfortable living. Ideally suited to families, first-time buyers, or investors alike. Externally, the home has a lovely front garden and driveway, to the rear you'll find a thoughtfully designed outdoor space featuring both decking and lawn - perfect for relaxing or entertaining. Offering versatility, location, and excellent outdoor space, this property presents a fantastic opportunity for a variety of buyers looking to make their next move. *Please note that the images provided are not current and are intended for guidance**

The property is entered from the side aspect via a welcoming entrance hall, providing access to the main ground floor accommodation and staircase to the first floor.

To the front of the home, you'll find a generously proportioned living room, featuring a bay window that allows for plenty of natural light and creates a bright, comfortable space for relaxing.

Moving through the hall, the layout flows into the dining area at the rear, offering an ideal setting for family meals or entertaining guests. Adjacent to this is the kitchen, which is well positioned with convenient access to the rear of the property and offers a practical workspace.

To the first floor, the landing leads to three bedrooms. The main bedroom is a spacious double with dual aspect windows flooding the room with natural light, complemented by a second well sized bedroom and a third room that would be ideal as a child's bedroom, guest room, or home office. The family bathroom is also located on this floor and is fitted with a bath, WC and wash basin, serving all three bedrooms.

Externally, the property benefits from off road parking and a pleasant outdoor space, making it a well rounded home suited to a variety of buyers. There is also a detached garage/workshop, providing excellent storage or potential for further use, subject to requirements.

Lounge
13'10" x 9'10" min 12'5" max (4.22 x 3.01 min 3.79 max)

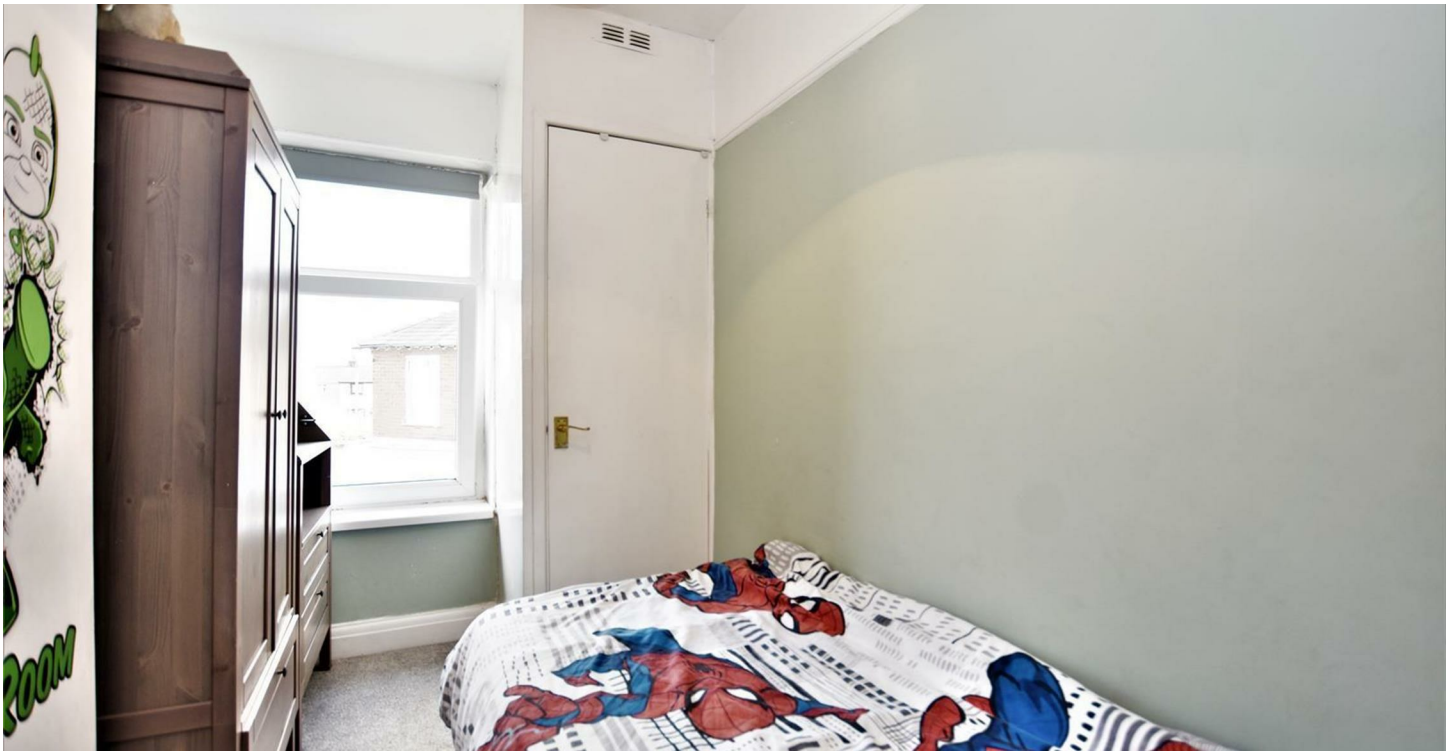
Kitchen Diner
15'1" x 17'6" max 9'7" min (4.60 x 5.34 max 2.93 min)

Bedroom One
10'1" x 15'1" (3.08 x 4.62)

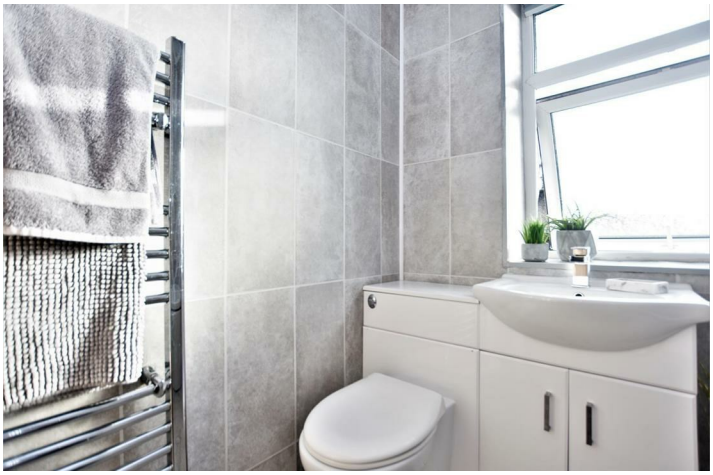
Bedroom Two
8'7" x 10'11" (2.64 x 3.33)

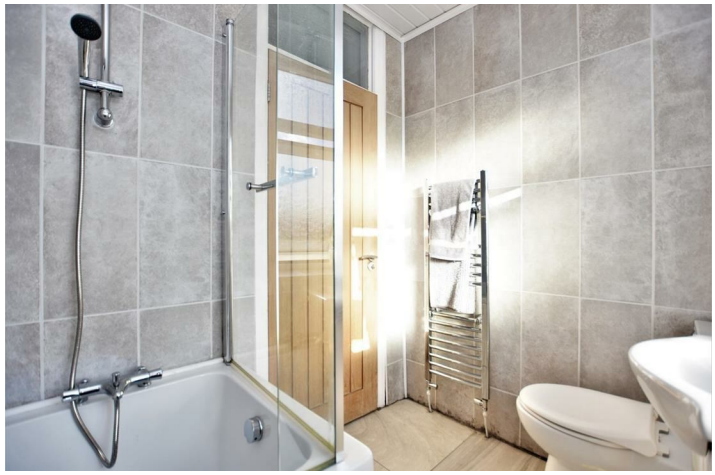
Bedroom Three
10'11" x 6'0" (3.34 x 1.84)

Bathroom
6'7" x 5'6" (2.01 x 1.69)

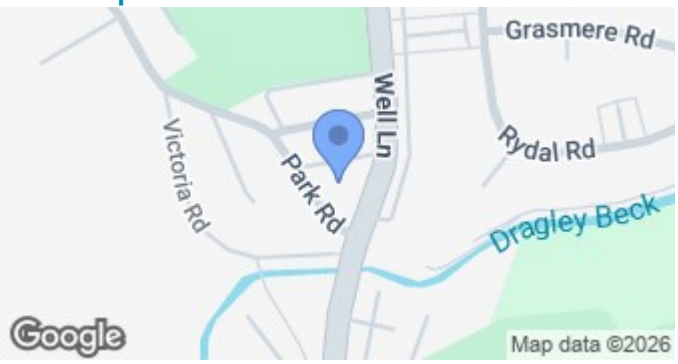


- No Upper Chain
- Lovely Rear Garden
- Detached Garage/Workshop
- Council Tax Band - B
- Stones Throw to the Town
- Off Road Parking
- Close to Schools & Transport Links
- *Please note that the images provided are not current and are intended for guidance*





Road Map



Terrain Map

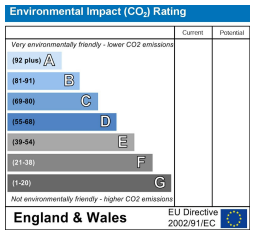
Floor Plan

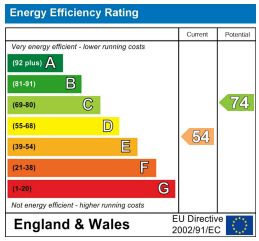
CorrieandCo
Independent Sales and Lettings

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.





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