

LEASEHOLD



13 TRINITY COURT NEW CHURCH LANE, ULVERSTON, LA12 7NH

£140,000

FEATURES

Superb Top Floor Maisonette

Beautifully Presented

Clean, Fresh Decor

Modern Kitchen & Bathroom

Two Double Bedrooms

Electric Heating &
Secondary Glazing

Designated Parking Space

Communal Gardens

Perfect For Professional
Couple Or First Home

Offered Vacant With No
Upper Chain



Allocated
Parking



A superb top floor maisonette situated within the historic Trinity Church to the edge of Ulverston town centre, beautifully appointed and offering a freshly decorated, well-presented and comfortable home. Accessed via the second floor with entrance hall, to a modern fitted kitchen with lounge beyond, plus to the first floor, two double bedrooms and a bathroom. The property has modern electric heating, secondary and double glazing, and a modern kitchen and bathroom, offering accommodation perfect for a range of buyers, including the professional couple, contractor or first-time purchaser. Further benefiting from communal gardens and private parking which is a great advantage of this convenient town location. The property is offered vacant having no upper chain and the location is a short walk from the town centre, with Marks and Spencer and Aldi nearby. In all a great property ready for immediate occupation with early viewing both invited and recommended.

From the car park, the communal door opens to the hall, and the stone staircase leads up to the first floor with its magnificent stained-glass windows. The metal staircase then leads to the top floor and communal landing. From here the front door opens to:

ENTRANCE HALL

With a high-level electric circuit breaker control point, security phone entry, an under-stairs store and an electric panel heater. The staircase returns to the upper floor and there is a modern white panel door to:

KITCHEN

7' 11" x 9' 10" (2.41m x 3m)

Fitted with a range of base, wall and drawer units with woodgrain effect worktop over incorporating single drainer sink with mixer tap and splash back tiling. Electric hob and oven, space for a fridge/freezer, plumbing for a

washing machine and a shelf perfect for a microwave. Complete with a modern vinyl flooring and feature stone painted arch into:

LOUNGE

14' 1" x 14' 0" (4.29m x 4.27m)

Most attractive light and bright room with white decor to the walls and ceiling, which is vaulted to the side with reduced head height. There are painted timbers and a Velux double glazed roof light with blind, giving a pleasant aspect over the rooftops of neighbouring properties. Complete with two modern Dimplex heaters, it overall presents a stylish and well-presented room.

FIRST FLOOR LANDING

From the entrance hall the staircase returns to the top floor with white painted newel post, handrail and spindles. The landing provides access via modern white panel doors to two bedrooms and a bathroom.

BEDROOM

7' 11" x 14' 8" (2.41m x 4.47m)

A pleasant double bedroom with light neutral decor and a feature paper wall. There is a wardrobe with one mirror fronted sliding door included within sale. The room has an electric panel heater and a secondary glazed window which offers a fabulous aspect over the rooftops of Ulverston and countryside beyond, with glimpses of Hoad Monument to the side.

BEDROOM

9' 0" x 10' 10" (2.74m x 3.3m)

Further double bedroom to the rear of the property with white painted walls and ceiling, plus a door to an excellent over stairs storage cupboard. There is a further secondary glazed window, again offering a pleasant aspect over the rooftops of neighbouring properties, and within the room there is also an electric panel heater and access to the loft.

BATHROOM

Fitted with a modern three-piece suite in white comprising of a panel bath with a glazed shower screen and over bath thermostatic shower, a pedestal wash hand basin and WC with pushbutton flush. There is white tiling to the splashbacks and fully around the shower area, with a mirror, extractor fan, inset lights to the ceiling and an electric ladder style towel radiator. Overall, a well-presented modern bathroom.

EXTERIOR

Benefits from a designated parking space with additional visitor's spaces available, and the apartment owners having use of the communal garden. There is also an area to the ground floor that is used for bike storage.

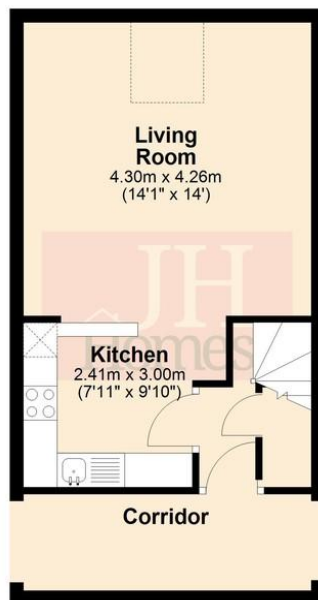


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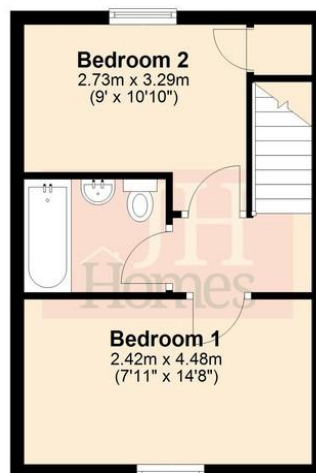
Lowest Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Top Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: A

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, water and electric are all connected

DIRECTIONS:

On foot, from our offices on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street. At the pelican crossing with the A590, cross over and turn right up the hill, within a short while you will come to the gates of Trinity Court on your left hand side. The property can be found by using the following "What Three Words"

<https://w3w.co/cliff.majoring.homeward>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

