



87 The Ellers

Ulverston, LA12 9AA

Offers In The Region Of £170,000



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Beautifully renovated throughout and offered to the market with no upper chain, this exceptional mid-terrace home presents a fantastic opportunity for buyers seeking a stylish, turn-key property in a highly convenient location, just a stone's throw from the town centre. Residents can enjoy easy access to an excellent range of amenities, independent shops, cafés, restaurants, schools, and transport links, all within walking distance. Early viewing is highly recommended.

Upon entering the property, you are welcomed into a bright and inviting living room, beautifully presented and finished to a high standard. Offering a comfortable and stylish space to relax, the room benefits from an attractive layout and flows seamlessly through to the kitchen.

To the rear of the property, the modern kitchen/diner has been thoughtfully renovated and provides an excellent range of fitted units and work surfaces. A rear door offers direct access to the garden, creating the perfect setting for indoor-outdoor living during the warmer months.

Stairs rise to the first-floor landing, where you will find a generously proportioned double bedroom overlooking the front aspect. Also on this floor is a versatile study, ideal for those working from home, as a dressing room, nursery, or occasional guest room. Completing the first-floor accommodation is a contemporary family bathroom fitted with a bath, wash hand basin, and WC.

The second floor is dedicated to an impressive attic bedroom, creating a superb principal suite. This spacious room is complemented by its own en-suite shower room, offering privacy and convenience.

Living Room

18'2" x 9'11" (5.538 x 3.041)

Kitchen Diner

11'7" x 10'3" (3.540 x 3.144)

Landing

11'8" x 6'7" (3.574 x 2.018)

Bedroom One

11'8" x 9'11" (3.577 x 3.045)

Study

6'10" x 6'0" (2.101 x 1.832)

Bathroom

6'7" x 5'2" (2.025 x 1.599)

Attic Room

16'11" x 7'5" (5.167 x 2.268)

En Suite

5'9" x 3'5" (1.777 x 1.059)

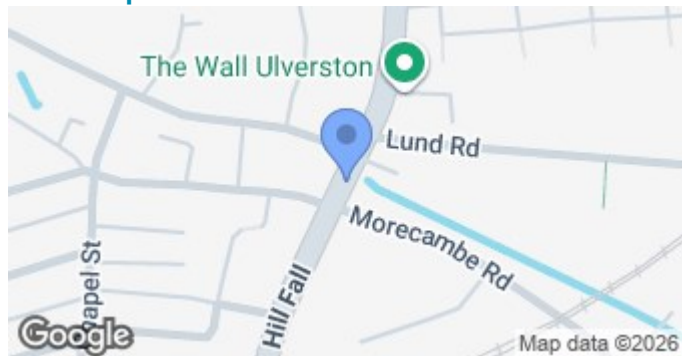


- Two Bedrooms
- Newly Renovated
- Close to the Town Centre
- Council Tax Band - A

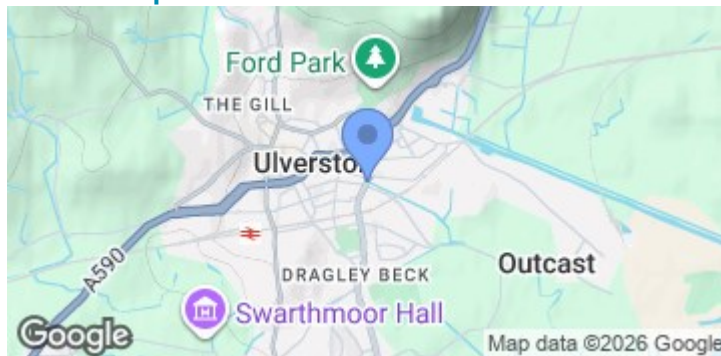
- Attic Room with En Suite
- Rear Garden
- Ideal First Home or Investment



Road Map



Terrain Map



Floor Plan



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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		91	70
		EU Directive 2002/91/EC	