



**POOLE
TOWNSEND**

Trinity Gardens, Ulverston, LA12 7UB

£135,000

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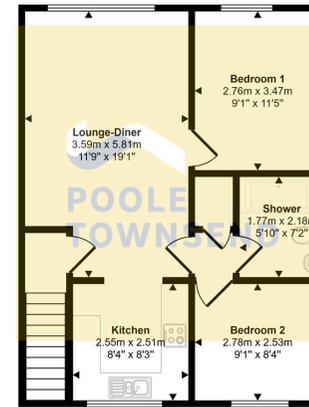


- Well presented first floor apartment
- Open plan living/dining room
- Modern kitchen
- 2 double bedrooms
- No upper chain
- Great location within walking distance to town centre
- Allocated parking
- Can be sold to include the furnishings
- Leasehold
- Council tax band A





Approx Gross Internal Area
55 sq m / 596 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This purpose-built apartment occupies the first-floor level in the building which forms part of a small development on the outskirts of town. The property offers a modern living area with a smartly presented kitchen and a stylish shower room. The living space is open plan, providing ample space for a comfortable lounge, dining space and an archway into the kitchen. There are two double bedrooms with the much larger of these two being at the back of the property. There is a gas central heating system and double glazing, allocated parking and the distinct advantage of a loft area for storage, there is also useful storage in the entry hall and boiler room. Perfect and ready to go as buy to let. No upper chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at
www.pooletownsend.co.uk
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We are open
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