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INDEPENDENT SALES & LETTING AGENTS



4 Gill Garth

Ulverston, LA12 7FF

Offers In The Region Of £265,000



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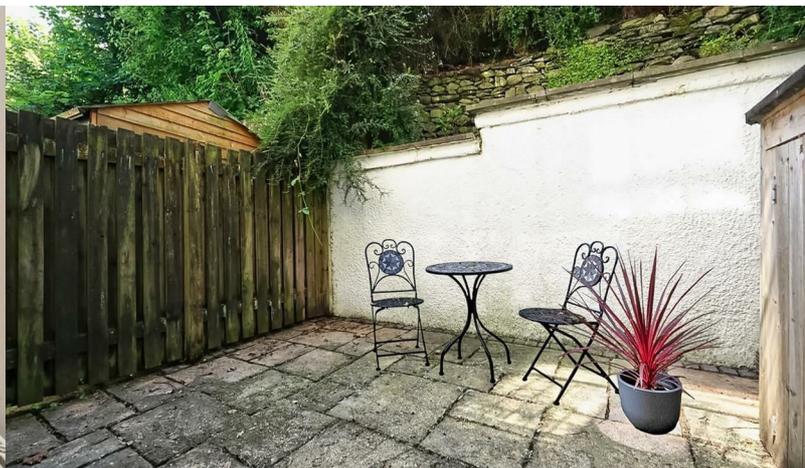
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This charming three-storey townhouse is ideally located in the heart of Ulverston, offering convenient access to the town's shops, cafes, and amenities. The property features three well-proportioned bedrooms, making it an excellent choice for families 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)

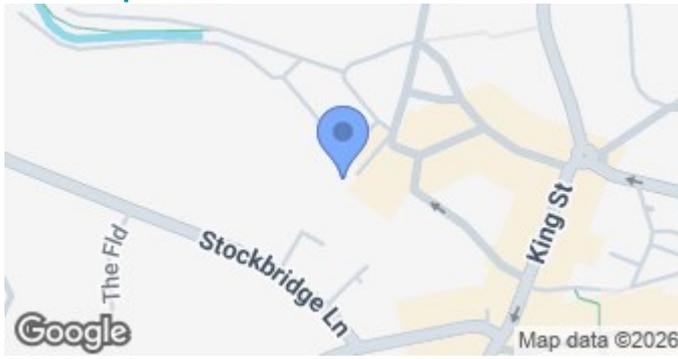


- Superb Town Centre Property
 - 3 Storey Accommodation
 - 1 Allocated Parking Space
 - Council Tax Band - C

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



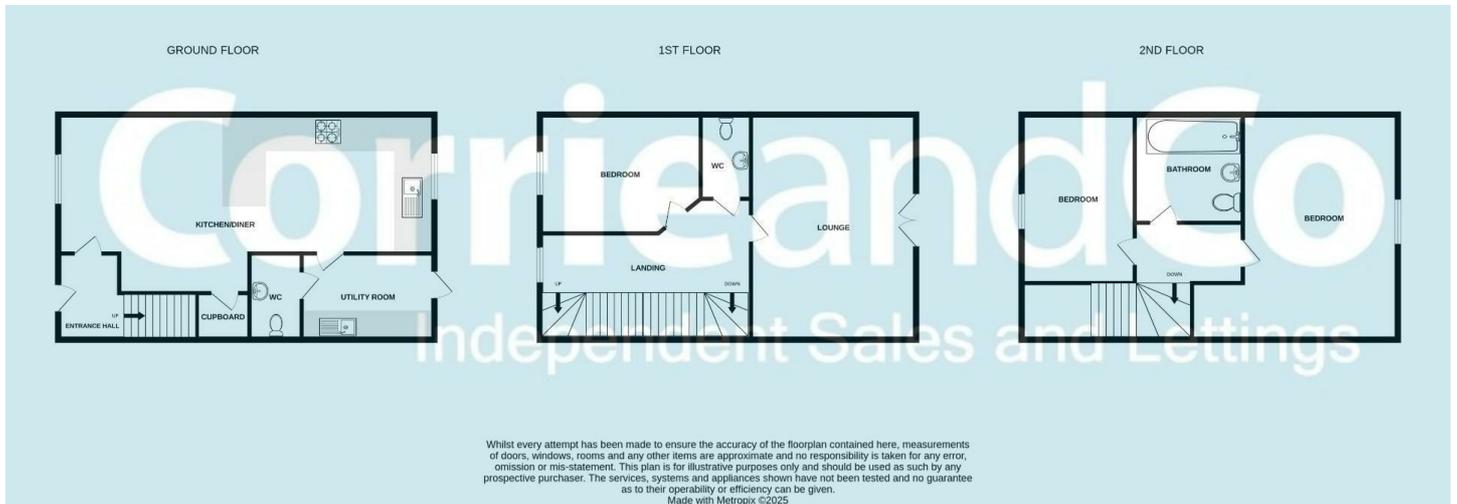
Road Map



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.

