

LEASEHOLD



# 10 TRINITY COURT, NEW CHURCH LANE, ULVERSTON, LA12 7NH

# £180,000

## FEATURES

Stylish Three-Storey Maisonette	Perfect Location Close To Town
Within The Converted Former Trinity Church	Designated Parking & Visitor Spaces
Well Presented Throughout	Communal Grounds & Bike Storage
Open Plan Living/Dining/Kitchen	A Great Home Perfect For A Range Of Buyers
Two Double Bedrooms (1 En- Suite)	Early Viewing Invited & Recommended



A stylish and well-presented three-storey maisonette forming part of the thoughtfully converted former Trinity Church. An excellent home, offering well-proportioned accommodation and a high standard of presentation throughout. The property enjoys a convenient location within walking distance of the town centre and benefits from private parking, additional visitor parking, and access to attractive communal garden areas. The accommodation comprises of an entrance hall, utility area, and an open-plan living, dining and kitchen space fitted with integrated appliances. Over the upper two floors are two generously sized double bedrooms, including a principal bedroom with en-suite facilities, a family bathroom, and a useful walk-in airing cupboard. The property features electric heating, secondary glazing in parts, and retains a wealth of character, providing distinctive and individual accommodation that can only be fully appreciated by internal inspection. Considered ideal for a range of buyers, including professional couples, first-time purchasers, or a businessperson seeking a convenient weekday "home from home". Offered to the market with vacant possession and no onward chain, early viewing is highly recommended.

This stylish property is accessed through the communal entrance hallway, with a private door opening to the ground floor hall.

#### **ENTRANCE HALL**

A comfortable entry point to the property which benefits from new carpeting, with electric panel heater, attractive neutral decor and stairs returning to the first floor. There are then doors to the utility cupboard and into the L-shaped living/dining/kitchen area.

#### **UTILITY ROOM**

5' 10" x 4' 8" (1.78m x 1.42m)

Useful space with an area of work surface, plumbing for a washing machine and space for a dryer. Coat hooks to the wall and electric circuit breaker control point.

#### **KITCHEN/LOUNGE/DINER**

13' 11" x 14' 6" (4.24m x 4.42m)

Fitted with a range of base, wall and drawer

units with wood block effect worktop over incorporating stainless steel sink unit with drainer, mixer tap and splash back tiling. Integrated appliances include a slimline dishwasher, electric hob with cooker hood above, low-level double oven and grill, eyelevel microwave and built-in fridge with matching decor panel. Complete with wood grain effect vinyl flooring. The living/dining area is carpeted and offers a comfortable space with two app controlled electric heaters, neutral decor and a secondary glazed feature window to the side, providing a good amount of natural light. Door to an under stairs store and inset lights to the ceiling.

#### **FIRST FLOOR LANDING**

From the entrance hall the stairs return to the first floor with a continuation of the pleasant decor, opening to the first floor landing with the staircase continuing to the upper floor. Doors give access to bathroom and bedroom one.

#### **BEDROOM**

14' 7" x 14' 10" (4.44m x 4.52m)

An excellent double room that is both light and airy with two secondary glazed feature windows, offering a good amount of natural light and pleasant aspects. App controlled electric panel heater and recess perfect for housing a wardrobe.

#### **BATHROOM**

Fitted with a three-piece suite in white comprising of a panel bath with glazed shower screen, over bath shower with fixed rain head, flexi-track spray, pedestal wash hand basin and WC with push button flush. Tiling to the splashbacks and half the remaining walls, wood grain effect flooring, electric towel radiator and LED lights to the ceiling.

#### **SECOND FLOOR LANDING**

Stairs return to the upper floor, with the landing area giving access to bedroom two,

doors to the upper communal landing and walk in airing cupboard/store. The airing cupboard has a factory insulated hot water storage tank with timer and offers a useful storage room.

#### BEDROOM

11' 3" x 14' 6" (3.43m x 4.42m)

A lovely double to the top floor with two feature arched windows offering a pleasant detail to the room, which has light decor and an electric panel heater, plus door to the ensuite shower room.

#### ENSUITE

Three-piece suite in white comprising of a quadrant shower cubicle with electric shower, WC with push button flush and wash hand basin. Wood grain vinyl flooring, ladder style electric towel radiator, extractor fan and half tiling to the walls. Overall, a pleasant and useful ensuite facility.

#### EXTERIOR

Benefits from the use of the communal gardens and a designated parking space as well as visitor spaces. There is also a storage area for bikes at the front of the church, by the front stained glass windows and secondary staircase. Located on the South side of the property and enjoys sunny aspects.



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01229 445004

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#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

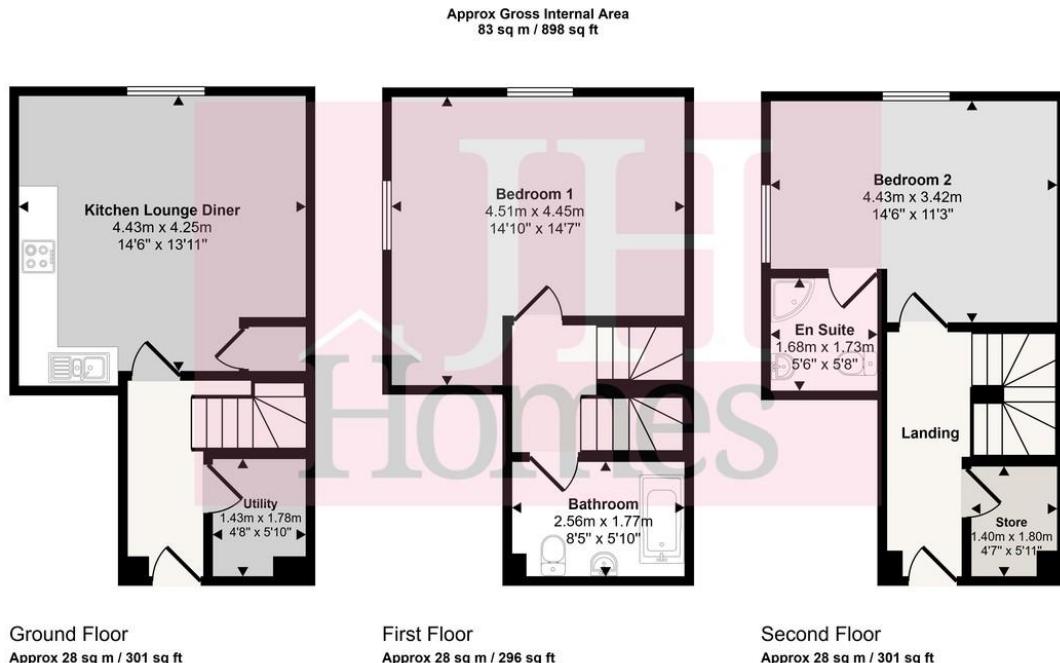
SERVICES: Mains drainage, electric, water are all connected

PLEASE NOTE: Trinity Court Management Ltd is the freeholder, which is owned by the owners of the apartments in Trinity Court

#### DIRECTIONS:

On foot from our office on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street. At the pedestrian crossing with the A590, cross over and turn right up the hill, 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/brightens.flagged.racks>



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	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.