

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



38 King Street

Ulverston, LA12 7DZ

Offers In The Region Of £250,000



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This charming first-floor maisonette spread across three floors, offers a perfect blend of modern décor and character features, situated in the heart of the town centre. Tastefully decorated throughout, ready for first-time buyers or investors. Gas central heating ensures year-round comfort. Lovely views over the town from the rear facing terrace, enhancing the appeal of this stylish home. An excellent opportunity to own a characterful and well-presented property in a prime location. Don't miss out - book your viewing today!

Step into the lounge, a bright and inviting space with three windows facing the front aspect, allowing plenty of natural light to flood in. From here, the inner hall, featuring charming exposed brick walls, leads to the kitchen and staircase with sleek glass balustrades.

The kitchen boasts a stunning design, fitted with modern white high-gloss base units and contrasting beech-effect wall units. Kickboard spot lighting adds a stylish touch. Integrated appliances include an induction hob and microwave, ensuring both function and style.

On the first floor, you'll find two tastefully decorated bedrooms, both full of character. The modern shower room features a three-piece suite, including a dual flush WC, a wall-hung wash hand basin, and a spacious walk-in shower with a rainfall shower head and handheld attachment. A light-up, anti-fog mirror adds a practical and stylish touch.

The top floor offers a versatile and impressive space with exposed brick walls and beams, ideal as a den, study, or playroom. A Velux window ensures plenty of natural light, and access to the front and rear terraces/balconies provides fantastic outdoor areas with beautiful views over the town.

This property perfectly combines modern design with unique character features, creating a truly special home.

Living Room

22'6" x 17'8" (max) (6.877 x 5.388 (max))

Kitchen

9'3" x 9'1" (2.831 x 2.780)

Bedroom One

14'6" x 10'3" (4.423 x 3.137)

Bedroom Two

13'3" x 12'3" (max) (4.060 x 3.740 (max))

Bathroom

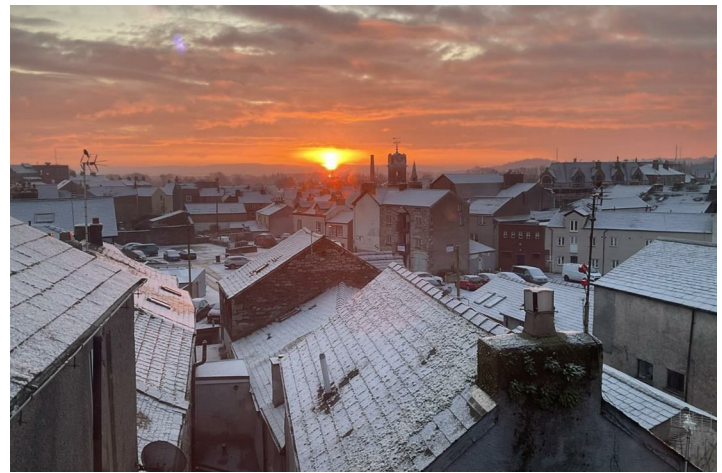
9'2" x 8'8" (2.811 x 2.642)

Attic Room/Study

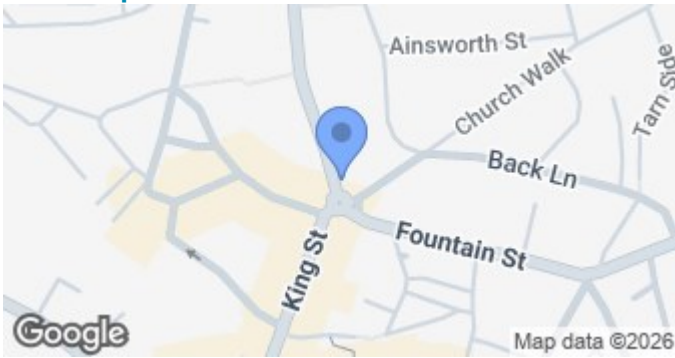
24'4" x 10'9" (max) (7.424 x 3.277 (max))



- Town Centre Location
- Stylish Décor Throughout
 - Gas Central Heating
- Useful Attic Room/Study
 - Council Tax Band - A
- 3 Storey Apartment
- Spacious Accommodation
- Ideal First Home or Investment
- Rear Facing Terrace



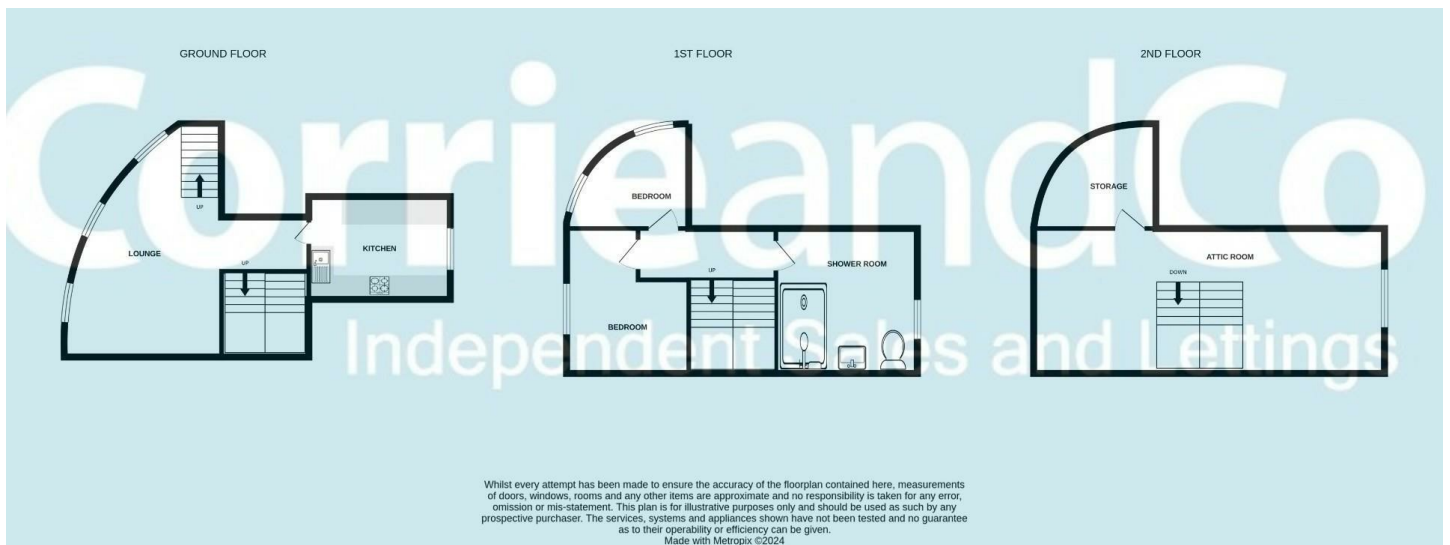
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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		63	67
		EU Directive 2002/91/EC	