CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



1 Church Road

Ulverston, LA12 0TA

Offers In The Region Of £285,000

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Offers In The Region Of £285,000







A wonderful opportunity to purchase this semi detached family home, ideally situated within a popular village location and enjoying lovely views to the rear across the Tarn and surrounding countryside. Offering an appealing setting and excellent potential for family living, this property is well worth a closer look. Externally, the property benefits from gardens to both the front and rear, offering outdoor space for relaxing, entertaining and family activities. Off road parking adds further practicality, as well as the detached outbuilding. Available for sale with no upper chain.

The property is entered via the entrance hall, where stairs rise to the first floor and a door leads through to the lounge. The lounge provides a comfortable reception space, ideal for relaxing and unwinding, with a front facing window allowing natural light to fill the room. The focal point is an attractive coal burning stove, complete with a slate hearth and wooden surround, adding warmth and character to the space.

Leading through to the dining room, you will find a separate area for family meals and entertaining. The dining room provides access to the conservatory, which offers an additional reception space, flooded with natural light from the glazed roof and sliding doors. Overlooking the garden, this is an ideal spot for relaxing and enjoying the surrounding views.

The galley style kitchen is fitted with modern mint green wall and base units, complemented by laminate worktops. Offering a practical layout for everyday cooking, there is additional space for appliances, while a large side facing window allows plenty of natural light into the room.

Ascending to the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from built in furniture, providing useful storage, while the remaining two bedrooms offer versatile accommodation for family members, guests or those requiring a home office. The family bathroom comprises a bath with an over-bath shower attachment, wash basin and WC.

Externally, the property benefits from a low maintenance front garden, laid with slate chippings, together with a driveway providing off road parking. To the rear, there is a further low maintenance outdoor space featuring patio and slate chipped areas, providing room to sit and enjoy the surroundings. A particular highlight is the stunning outlook towards the open countryside and the tarn, creating a lovely backdrop to the property.

Vestibule
4'2" x 2'6" (1.290 x 0.786)

Living Room
13'4" x 13'0" (4.071 x 3.976)

Dining Room
10'10" x 10'6" (3.312 x 3.216)

Kitchen
16'11" x 6'1" (5.181 x 1.856)

Sun Room
9'0" x 8'7" (2.766 x 2.634)

Landing
7'3" x 5'7" (2.210 x 1.721)

Bedroom One
12'10" x 10'3" (3.915 x 3.134)

Bedroom Two
10'9" x 10'0" (3.298 x 3.071)

Bedroom Three
7'9" x 5'7" (2.385 x 1.704)

Bathroom
6'4" x 5'7" (1.946 x 1.709)



- Semi detached family home
- Off road parking
- Popular village location
- Gas central heating
- Council tax band - C
- Low maintainence front and rear gardens
- Stunning views towards the countryside and Tarn
- Short drive to amenities
- Detached outbuilding

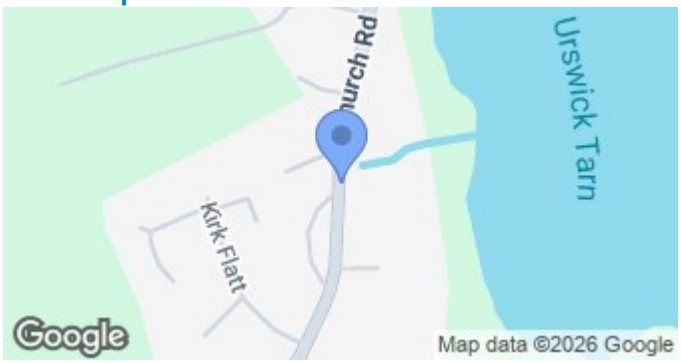








Road Map



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.

