

LEASEHOLD



15 TRINITY COURT, NEW CHURCH LANE, ULVERSTON, LA12 7NH

£172,500

FEATURES

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| Part of the Historic Trinity Church | Spacious Bathroom |
| Top Floor Maisonette | Electric Heating & Great Location Close To Town |
| Well Presented Throughout | Secondary & Double Glazing |
| Hall, WC, Open Plan Lounge/Kitchen | Perfect For A Range Of Buyers |
| Two Double Bedrooms | Parking & Communal Gardens |



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1



2



Off Road
Parking



Impressive well-presented top floor maisonette situated within this fabulous former church in an excellent location just off the town Centre of Ulverston. Offered with vacant possession, having no upper chain and provides comfortable very well-presented accommodation that is considered perfect for a wide range of buyers from the first-time purchaser, professional couple, single occupier etc. Laid over two floors and comprising of lounge, kitchen/diner, two bedrooms, WC and bathroom with electric heating, double and secondary glazing modern fitments, light neutral decor, private off-road parking for two vehicles as well as visitors parking space and has full use of the communal gardens and grounds. The location offers excellent access to the town centre of Ulverston and it's comprehensive amenities with Aldi and M&S also a short walk away, as is the railway station and bus station. In all a superb opportunity with early inspection invited recommended.

Accessed through the communal entrance area with stone steps leading to the first floor, followed by a steel staircase to the top floor with feature stained glass windows. The top floor landing provides direct access to the property.

ENTRANCE HALL

Electric panel heater, stairs to first floor, door to useful under stairs store and bifold door to WC. Further connecting doors to kitchen/lounge and bedroom.

WC

2' 11" x 5' 1" (0.89m x 1.55m)

Modern two piece set comprising of wash hand basin set to vanity unit with a high gloss grey finish, mixer tap, tiled splashback and mirror and push button WC. Electric towel radiator, tile effect vinyl floor flooring, extractor fan, circuit breaker control points and timer control for the off-peak hot water heating.

KITCHEN/DINER

11' 7" x 7' 10" (3.53m x 2.39m)

Fitted with a range of modern base, wall and drawer units with metallic bar handles and grey patterned work surface over to include a breakfast bar/dining bar area incorporating stainless-steel sink unit with mixer tap. Integrated appliances include low level oven and grill, electric hob with cooker hood over, built-in dishwasher and fridge. Inset lights to ceiling and feature painted stone arch connecting to the lounge area.

LOUNGE AREA

14' 9" x 11' 11" (4.5m x 3.63m)

Painted beams, timbers and feature stone arch. Electric panel heater and Velux double glazed roof light offering a fabulous outlook over the town and beyond.

BEDROOM

14' 9" x 11' 11" (4.5m x 3.63m)

Accessed by an initial entry area with painted stone arch leading to the main bedroom area. Painted timbers, electric panel heater and Velux double glazed roof window.

FIRST FLOOR LANDING

Access to a further bedroom and bathroom.

BEDROOM

9' 6" x 13' 2" (2.9m x 4.01m)

Range of fitted wardrobes to one wall with four mirrored sliding doors and some central shelving, electric panel heater, access to loft and secondary glazed window to front offering a beautiful view over the rooftops of Ulverston and countryside beyond.

BATHROOM

11' 5" x 7' 6" (3.48m x 2.29m)

Fitted with a white three-piece suite comprising of panelled bath with glazed shower screen and shower over with fixed rain head and flexi-track spray, pedestal wash hand basin with glass shelf, mirror and shaving mirror and WC with push-button flush. White tiling around the bath and to half the remaining walls, plumbing for washing machine, extractor fan, inset ceiling lighting, grey woodgrain-effect flooring, electric panel heater and secondary glazed window offering fabulous views over the rooftops of Ulverston and beyond.

EXTERIOR

Designated private parking along with visitors parking spaces. To the side and rear are communal grounds for relaxing with shared washing line space.





Call us on
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GENERAL INFORMATION

TENURE: Leasehold

COUNCIL TAX: B

LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Electric, water and drainage are all connected.

DIRECTIONS:

On foot, from our offices on New Market Street, turn left into Market Street and follow the road round to your left into Queen Street. At the pelican crossing with the A590 crossover and turn right up the hill and within a short while 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/rucksack.carrots.caller>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	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.