



20 Dragley Beck

Ulverston, LA12 0HD

Offers In The Region Of £167,500



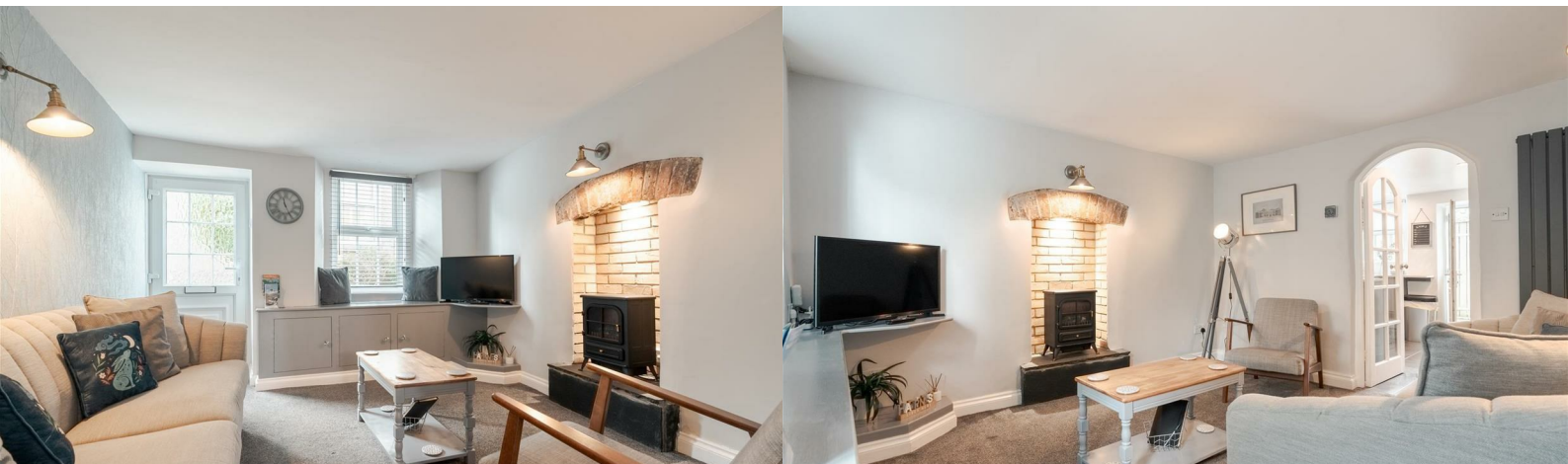
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A charming one-bedroom cottage situated in a convenient location in Ulverston, currently successfully used as an Airbnb holiday let. The property was modernised by the current owner in 2021 and offers well-presented accommodation with a contemporary finish throughout. Ideal as an investment opportunity for those looking to continue the established holiday let use, the property would also make an appealing first home, bolt-hole or buy-to-let investment.

Entering the property on the ground floor, you are welcomed into a cosy lounge, providing a comfortable and inviting living space. Stairs lead to the first floor, while the kitchen is positioned to the rear of the property. The kitchen was newly fitted in approximately October 2021 and offers a modern range of units and space for appliances.

To the first floor, the landing provides access to a useful storage area and the contemporary shower room, which was also refurbished in 2021. The well-proportioned double bedroom offers a pleasant and comfortable space. Stairs lead up to the attic from the landing storage cupboard.

The attic space provides excellent additional storage and benefits from an electric socket, lighting, a side window and Velux window, creating a bright and versatile area.

Currently run successfully as an Airbnb holiday let, the property presents an excellent opportunity for anyone looking to continue the established business, with the current owner potentially willing to sell the property fully furnished, including furniture and white goods, subject to negotiation. Equally, this charming and modernised cottage would make an ideal first home, bolt-hole or buy-to-let investment.

Living Room

11'0" x 10'6" (3.361 x 3.217)

Kitchen

10'1" x 9'5" (3.082 x 2.871)

Landing

6'3" x 3'3" (1.915 x 0.998)

Shower Room

7'3" x 6'5" (2.229 x 1.965)

Bedroom

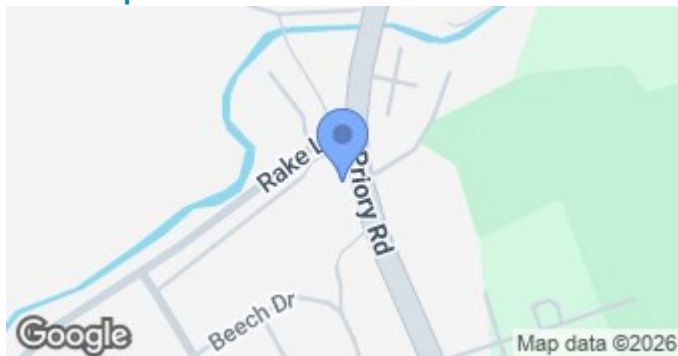
10'8" x 10'2".314'11" (3.254 x 3.1.96)



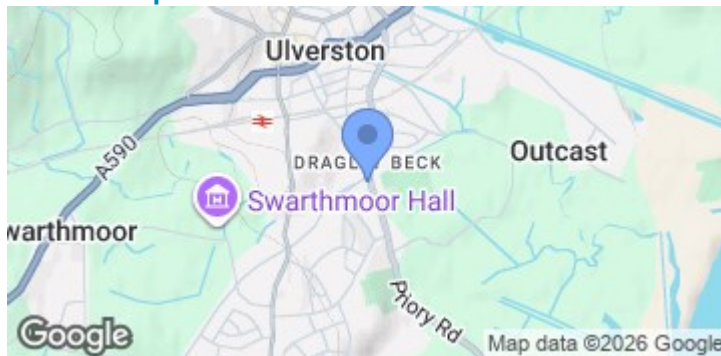
- Charming one-bedroom cottage in a convenient Ulverston location
- Potential to purchase fully furnished and equipped, ready for continued holiday letting
 - No Chain
- Successfully established Airbnb holiday let with excellent investment potential
 - Beautifully Presented with Modern Decor
 - Council Tax Band A



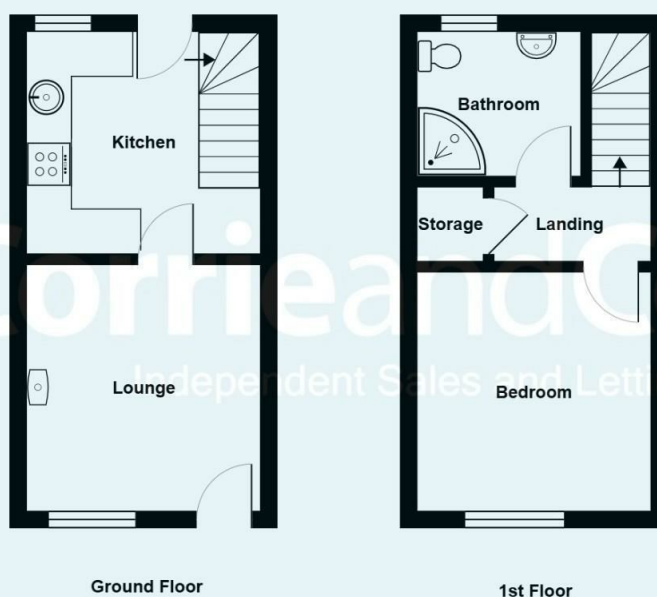
Road Map



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.

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 EU Directive 2002/91/EC		