



# Ulverston

**£395,000**

19 Monument Way, Ulverston , Cumbria, LA12 9SY

Welcome to 19 Monument Way, a delightful and well-presented detached home offering generous space and modern comfort. This attractive property features four well-proportioned bedrooms, a bright kitchen with adjoining dining area, a spacious lounge, three toilets, a practical utility room, and an integral garage.

Outside, the home benefits from a large, private garden, perfect for family life and entertaining. Situated within a popular residential development, the location combines a friendly community atmosphere with everyday convenience, making it an excellent choice for families seeking both comfort and accessibility.

## Quick Overview

Modern detached home

Four bedrooms

Three toilets

Utility room

Popular residential area

Close to Ulverston town centre

Spacious Garden

Garage and driveway parking

No Chain

Ultra fast Broadband Available



4



2



1



C



Ultra fast  
Broadband



Garage and  
driveway  
parking

Property Reference: ULV1051



Kitchen



Living Room



Living Room



Dining Area

The ground floor offers a welcoming lounge, perfect for relaxing or entertaining, alongside a stylish kitchen diner that provides a great space for family meals and social gatherings. The kitchen is well-equipped with a range of wall and base units, a gas hob with an extractor over, space for a dishwasher, part-tiled walls, and spotlights to the ceiling, creating a practical yet contemporary finish. A separate utility room adds further practicality, while a convenient ground floor WC completes the layout.

Upstairs, the property comprises four bedrooms, including two spacious doubles and two well-proportioned single rooms. One of the bedrooms offers flexibility to be used as a dressing room, home office, or guest room, catering to a variety of lifestyle needs. The master bedroom benefits from its own ensuite, while a contemporary family bathroom serves the remaining rooms.

Externally, the property continues to impress with driveway parking for several vehicles and a garage. To the rear, there is a good-sized enclosed garden, ideal for children, pets, and outdoor entertaining.

Located in a sought-after area of Ulverston, within close proximity to The Lake District National Park this attractive home combines modern living with family-friendly surroundings, making it a fantastic opportunity for prospective buyers.

#### Location

Ulverston is the birth place of Stan Laurel and a charming, vibrant market town with excellent links to Barrow in Furness and the A590. This friendly small town is famed for Events and Festivals which include the superb Lantern Procession, Dickensian Festival and Flag Fortnight to name but a few. Complete with delightful cobbled streets, town crier and indoor market.

Ulverston enjoys a superb range of amenities including Schools, Doctors Surgeries, Coronation Hall, Railway Station, Library, Post Office, and a good range of shops for everyday essentials and more independent shops plus an excellent choice of Public Houses and Restaurants. Just 20 minutes or so by car from Barrow in Furness with large employer BAE systems and a similar distance to the attractions of the South Lakes at the foot of Lake Windermere. In short, the lovely town of Ulverston is excellently placed.

**Directions** Start in Greenodd on the A5092 / Main Street heading south toward Ulverston.

Continue straight and join the A590 (signposted Ulverston / Barrow).

Stay on the A590 for a couple of miles.

Take the exit toward Ulverston (A5087 / town centre).

At the roundabout, take the exit toward Ulverston.

Follow the road into town, passing signs for the centre.

Turn left onto Prince's Street / A590 (town section) if needed, following signs for residential areas.

Turn onto Sir John Barrow Way (this is a main road through a housing estate area).

Turn into Monument Way.

Continue along Monument Way until you reach number 19 (houses are numbered along the street).

## Accommodation (with approximate measurements)

Entrance Hall 3' 10" x 8' 9" (1.17m x 2.67m)

Downstairs WC 3' 1" x 5' 0" (0.96m x 1.54m)

Living Room 12' 0" x 14' 1" (3.66m x 4.31m)

Dining area 8' 9" x 8' 6" (2.68m x 2.61m)

Kitchen 10' 1" x 8' 4" (3.09m x 2.56m)

Utility room 4' 8" x 8' 5" (1.43m x 2.59m)

### First Floor

Bedroom One 12' 0" x 12' 11" (3.68m x 3.95m)

Ensuite 5' 9" x 5' 3" (1.76m x 1.61m)

Bedroom Two 8' 11" x 9' 11" (2.72m x 3.04m)

Bedroom three 8' 8" x 8' 7" (2.66m x 2.62m)

Bedroom four/ dressing room 8' 8" x 6' 7" (2.65m x 2.03m)

Bathroom 6' 0" x 5' 6" (1.84m x 1.69m)

Garage 8' 1" x 16' 11" (2.47m x 5.17m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).Mains gas, water and electricity.

**Council tax** Westmorland District Council band D

**Broadband** ///soon.wolf.enrolling

**Mobile Services** Vodafone, O2 and EE Good coverage, 3 average coverage.

**What3words** ///soon.wolf.enrolling

**Viewings** Viewing via Hackney & Leigh.

**Anti-Money Laundering Regulations (AML).** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



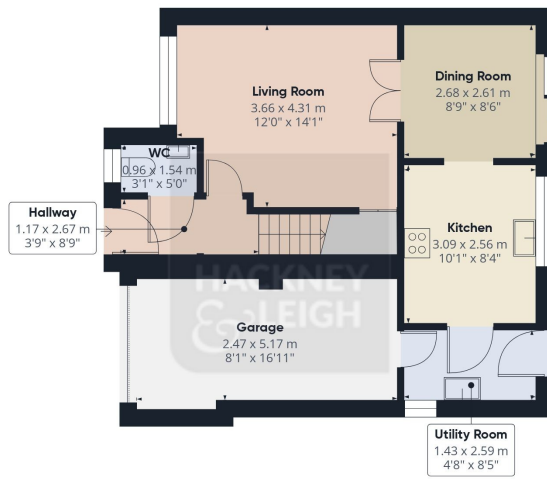
Ensuite



Bedroom Two

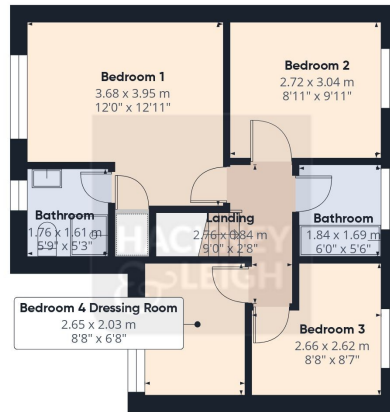


Garden



Floor 0

**Approximate total area<sup>(1)</sup>**  
 95.9 m<sup>2</sup>  
 1032 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/05/2026.