



**POOLE
TOWNSEND**

Mountbarrow Road, Ulverston, LA12 9NS

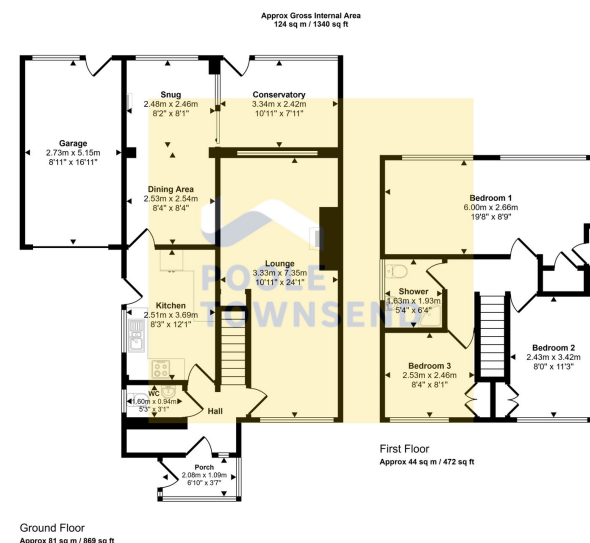
£279,000

3 1 2



- Wonderful link-detached home
- 2 reception rooms
- Kitchen, downstairs w.c and conservatory
- 3 bedrooms
- Attached garage and driveway
- Sought after Croftlands location
- Close to local amenities
- Chain Free
- Attractive gardens to front and rear
- Freehold and council tax band D





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Occupying a desirable position within the popular Croftlands area of town, this well-maintained link-detached home offers convenient access to local amenities, schools and transport links. The accommodation includes a lounge with feature fireplace, a fitted kitchen with integrated appliances, a dining room opening into a snug, conservatory, and a ground-floor WC. Upstairs are three bedrooms, all with built-in storage, and a shower room. Outside, the property benefits from a colourful front garden, driveway, attached garage and an attractive rear garden with lawn, patio and established borders. Offering excellent potential for updating and personalisation, this is an ideal opportunity to create a comfortable long-term home in a sought-after residential location.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at
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