CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



# 29 Ulverston Road

## Ulverston, LA12 0LH

**Offers In The Region Of £150,000**

2 | 1 | 1 | C





14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

# 29 Ulverston Road

## Ulverston, LA12 0LH

## Offers In The Region Of £150,000







*Fantastic refurbished Cottage, situated in a convenient location between the market towns of Ulverston and Dalton. The property has been thoughtfully improved, offering a fresh and appealing blank canvas that is ideally suited to first time buyers, couples or investors alike. Externally, the property enjoys an L-shaped yard, providing a manageable outdoor space for seating for enjoying the warmer months. Offered for sale with no upper chain, this is an excellent opportunity to acquire a recently improved home in a well connected location.*

Upon entering the property, you are welcomed into a comfortable lounge, providing a well-proportioned principal reception room with ample space for a range of furniture.

Moving through to the rear of the ground floor, the kitchen offers a dedicated area for cooking and food preparation, with access leading towards the rear of the property. Beyond the kitchen is a useful utility room, providing additional space for laundry appliances and household storage.

The ground floor is further complemented by a conveniently positioned bathroom, eliminating the need to access the first floor for essential facilities. Additional storage is also available.

A staircase rises from the entrance area to the first floor, with useful under-stair storage providing further practical space.

The first-floor landing provides access to two well-proportioned bedrooms. Both rooms offer versatile accommodation, with potential to incorporate home-working, dressing or additional storage areas, subject to individual requirements.

Overall, the property offers a practical two-bedroom layout, complemented by a ground-floor bathroom, separate kitchen, useful utility room and excellent storage provisions, making it a versatile home for a range of buyers.

### Entrance Hall
4'2" x 3'1" (1.293 x 0.954)

### Living Room
14'7" x 11'1" (4.463 x 3.399)

### Kitchen
11'1" x 10'4" (3.391 x 3.160)

### Utility Room
9'0" x 6'7" (2.753 x 2.031)

### Bedroom One
11'6" x 11'2" (3.520 x 3.405)

### Bedroom Two
10'10" x 10'4" (3.318 x 3.171)

### Bathroom
7'8" x 6'3" (2.353 x 1.917)

### Landing
10'11" x 2'10" (3.329 x 0.884)



- Refurbished Throughout
- Modern, Practical Accommodation
- Useful Additional storage throughout
- Village with Amenities and Bus Route
- Ideal for First-time Buyers, Couples or Downsizing
- Council Tax Band A

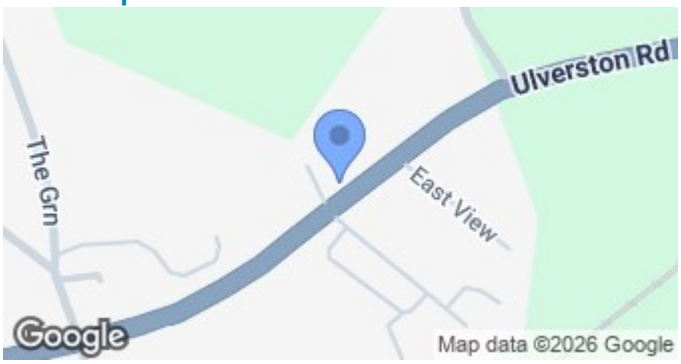








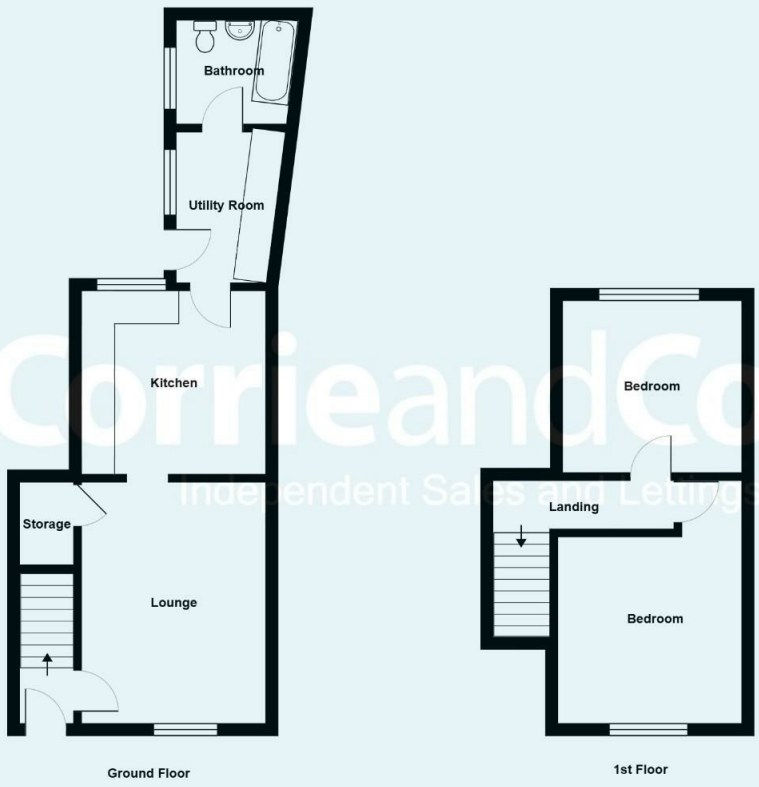
## Road Map




## 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.

