CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

12 Rusland Crescent

Ulverston, LA12 9LX

Offers In The Region Of £445,000

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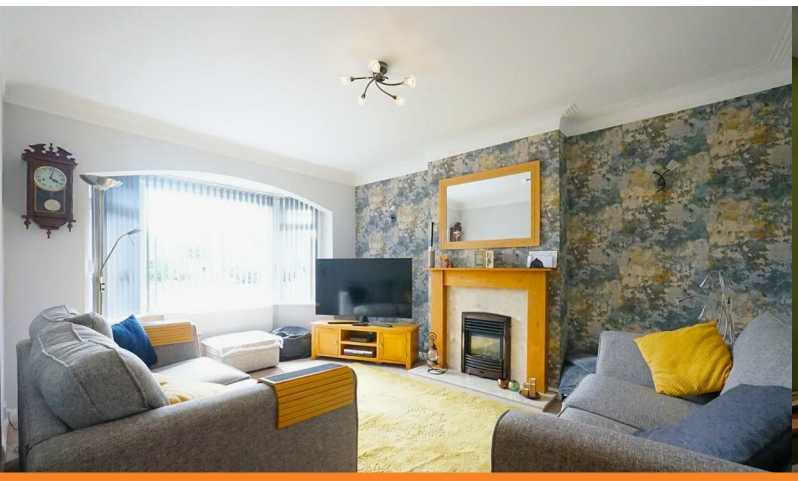

14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

12 Rusland Crescent

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Situated within a peaceful and highly desirable residential location, this superb extended family home offers spacious and versatile accommodation, beautifully presented throughout and perfectly suited to modern family living. The property has a beautifully landscaped, private rear garden. Predominantly laid to lawn and complemented by attractive patio seating areas and a charming ornamental pond; it is perfect for relaxing, entertaining guests, or enjoying family time throughout the seasons. Further benefits include ample off road parking and a detached garage. Ideally positioned close to a range of local amenities, well regarded schools and transport links.

Stepping through the front door, you are welcomed into a bright and spacious entrance hall, which provides access to the principal ground floor accommodation and immediately sets the tone for this well appointed family home.

Positioned to the front of the property is the generous lounge, a warm and inviting reception room offering the perfect place to relax and unwind, with ample space for comfortable seating and family gatherings.

Leading through the hallway, you will find the heart of the home; a superb extended open plan kitchen, dining and living area. Designed with modern family life in mind, this impressive space provides an ideal environment for both everyday living and entertaining. The kitchen offers an excellent range of fitted units and worktop space, flowing seamlessly into the dining and sitting areas to create a bright and sociable living environment with French doors providing access to the rear garden. Leading directly from the kitchen is a practical utility/boot room, offering valuable additional storage and laundry space. With direct access to the rear garden, it provides the ideal transition between the home and garden, making it perfect for busy family life and outdoor living.

The ground floor also benefits from two well proportioned bedrooms, both offering flexible accommodation to suit a variety of lifestyles, whether used as bedrooms, a home office or hobby room. Completing the ground floor is the family bathroom, fitted with a three piece suite.

Ascending to the first floor, the landing provides access to two further generously sized bedrooms, each enjoying plenty of natural light and offering comfortable accommodation for family members or guests. A modern shower room serves the first floor bedrooms, adding further convenience.

Externally, the property is equally impressive. To the front, a spacious driveway provides off road parking for multiple vehicles and leads to a detached garage, offering excellent storage or workshop potential.

To the rear, the beautifully landscaped garden provides a wonderful outdoor retreat. Thoughtfully designed with areas of lawn, attractive patio seating spaces, and a charming ornamental pond, it offers the perfect setting for relaxing and entertaining.

Entrance Hall
20'7" x 4'7" (6.277 x 1.407)

Lounge
15'8" x 11'1" (4.798 x 3.387)

Sitting Area
15'5" x 9'4" (4.723 x 2.846)

Dining Area
11'7" x 10'4" (3.533 x 3.168)

Kitchen
11'7" x 7'10" (3.543 x 2.390)

Utility
8'5" x 6'8" (2.568 x 2.055)

Bedroom One
10'6" x 10'4" (3.203 x 3.175)

Bedroom Two
13'10" x 10'5" (4.217 x 3.178)

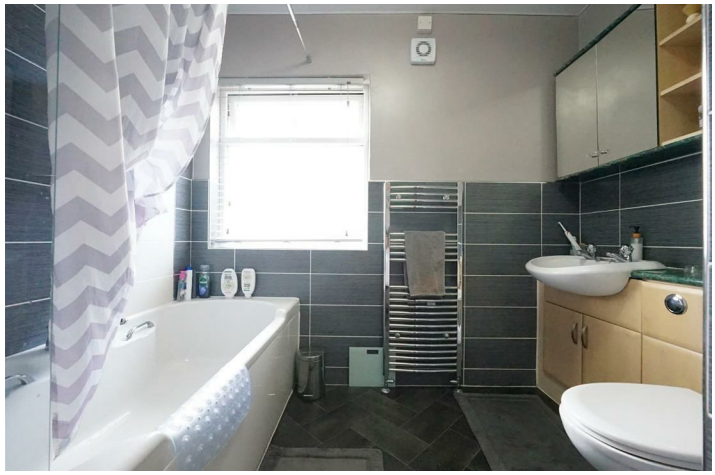
Bedroom Three
15'9" x 10'3" (4.812 x 3.130)

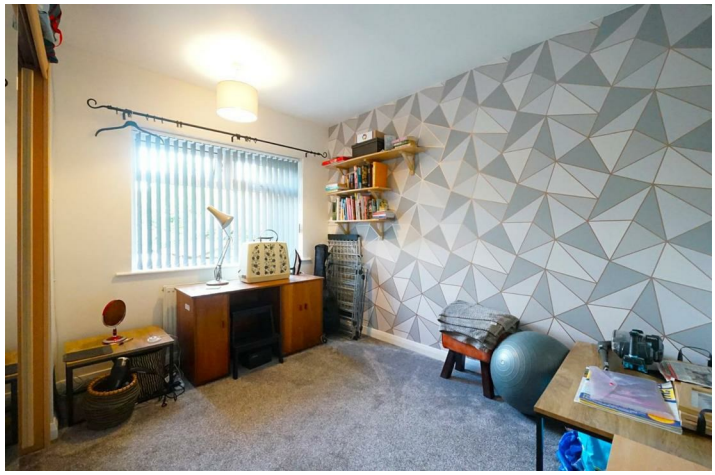
Bedroom Four
15'2" x 11'9" (4.637 x 3.598)

Shower Room
6'10" x 4'6" (2.108 x 1.390)

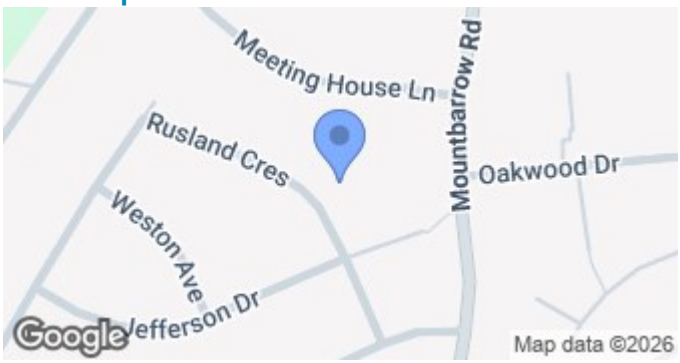
Bathroom
8'4" x 7'9" (2.550 x 2.381)

- Superb, Extended Family Home
- Close to Schools, Shops & Transport Links
- Ample Off Road Parking
- Council Tax Band - D
- Quiet Location
- Private Rear Garden
- Loft Conversion with 2 Bedrooms & 1 Bathroom





Road Map



Terrain Map

Floor Plan

CorrieandCo
Independent Sales and Lettings

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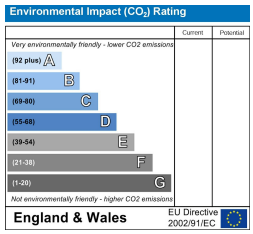
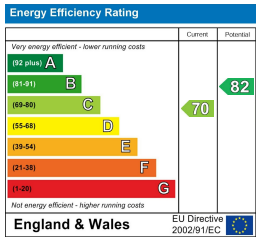
Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, 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.

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