



56 Forge Crescent

Ulverston, LA12 9FN

Offers In The Region Of £270,000



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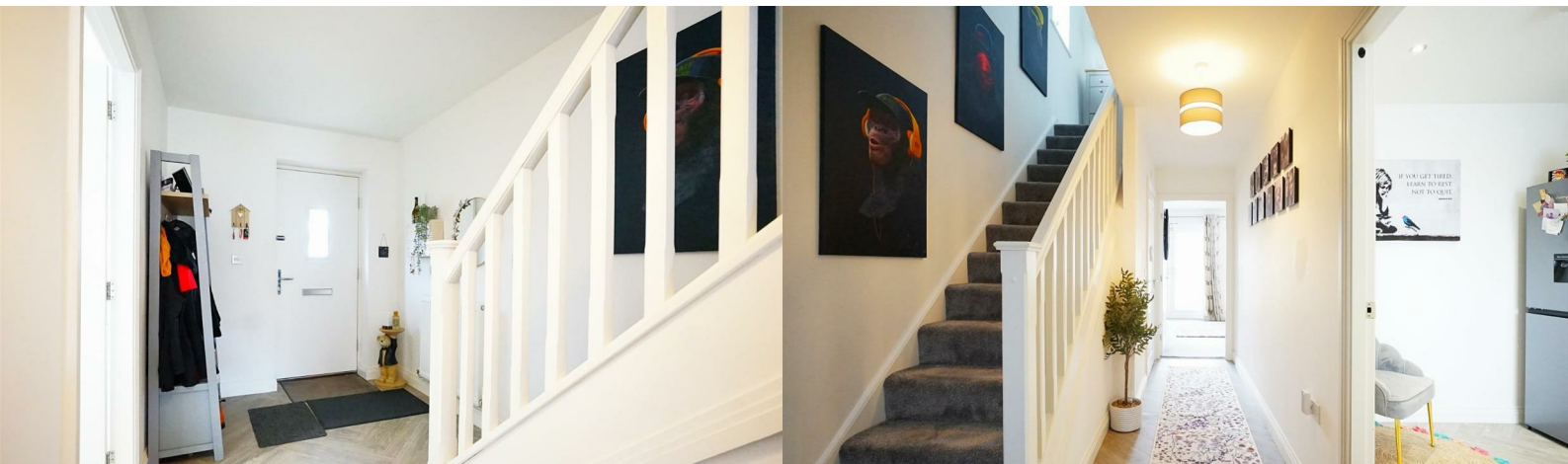
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This beautifully presented three-bedroom semi-detached home, built in 2023, is situated in the sought-after town of Ulverston and offers modern living throughout. Available on a 50% shared ownership basis, the property provides an excellent opportunity for buyers looking to step onto the property ladder. The accommodation is stylishly finished and well maintained, featuring bright and spacious living areas ideal for families or professionals alike. The current rent payable on the remaining share is £346.24 per month, making this an affordable and attractive option in a desirable location.

A small pathway leads to the front door and into the welcoming entrance hall, which provides access to the staircase, kitchen, lounge and ground floor cloakroom. The hallway is finished with attractive herringbone-style LVT flooring, which continues through to the kitchen. Positioned to the front right of the property, the modern kitchen features a range of cream wall and base units complemented by wood-effect laminate work surfaces, along with an integrated gas hob, oven and overhead extractor. To the rear of the property, the spacious lounge enjoys plenty of natural light from the window and double doors overlooking and opening onto the rear garden.

To the first floor, there are three well-proportioned bedrooms together with the family bathroom. The bathroom is fitted with a modern three-piece white suite incorporating a shower over the bath, complemented by contemporary grey tiling, a large wall-mounted mirror, spotlights and herringbone-style flooring.

Externally, the property benefits from a lawned rear garden enclosed by fencing, creating an ideal outdoor space for relaxing or entertaining, while to the front there is allocated off-road parking.

Entrance Hall

18'6" x 6'9" (5.657 x 2.058)

Kitchen-Diner

12'5" x 7'7" (3.794 x 2.329)

Living Room

17'5" x 14'9" (5.332 x 4.510)

Under Stair WC

5'2" x 3'3" (1.575 x 1.008)

Landing

9'6" x 6'8" (2.920 x 2.055)

Bedroom One

14'9" x 10'2" (4.513 x 3.104)

Bathroom

7'8" x 6'3" (2.341 x 1.920)

Bedroom Three

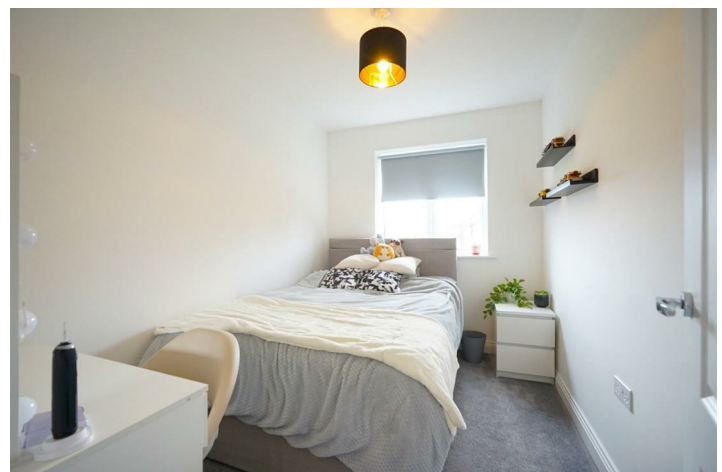
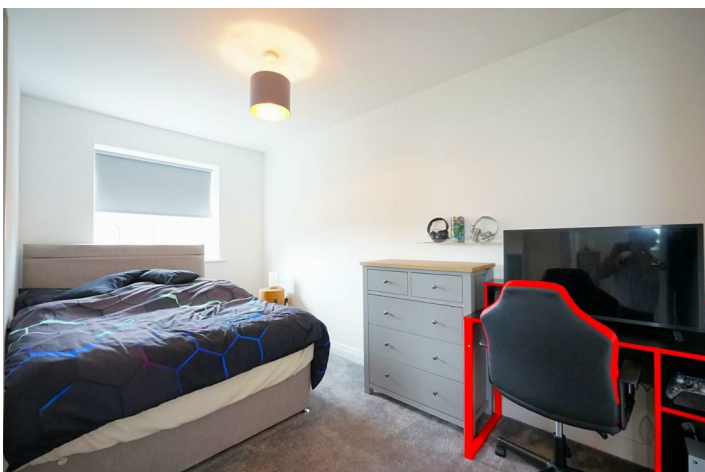
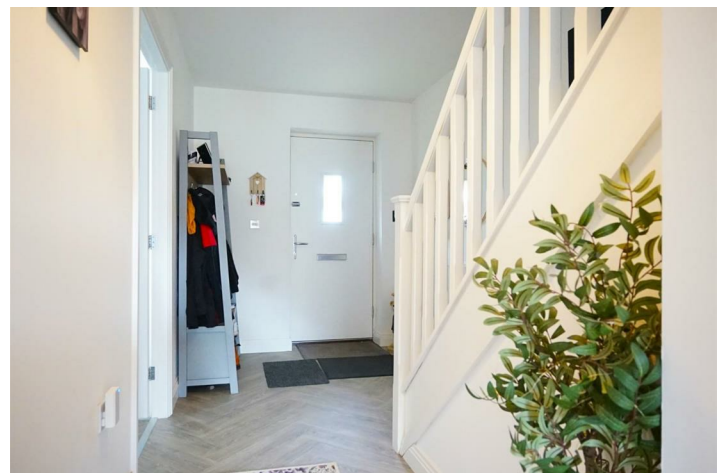
9'10" x 7'2" (3.011 x 2.195)

Bedroom Two

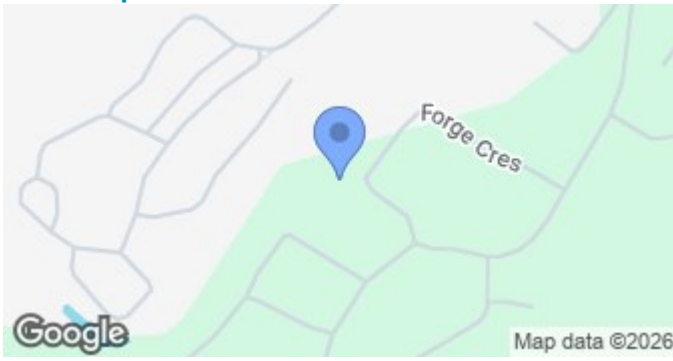
13'0" x 7'2" (3.984 x 2.208)



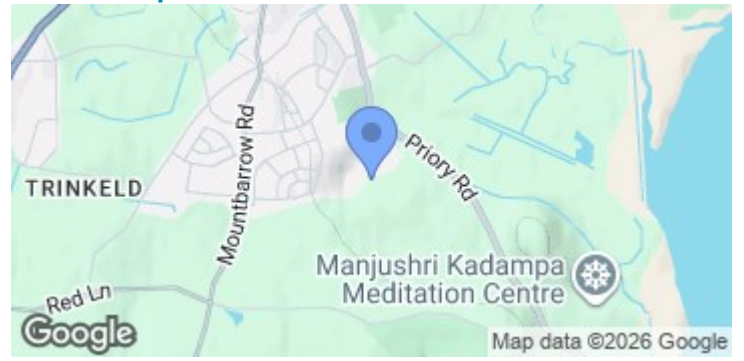
- Desirable Area
- Three Bedrooms
- Allocated Off Road Parking
 - No chain
- 50% Shared Ownership - Rent; £384.25 Building insurance: £10.52 Lease management fee: £27.49
 - Rear Garden
 - Beautifully Presented
 - Council Tax Band B



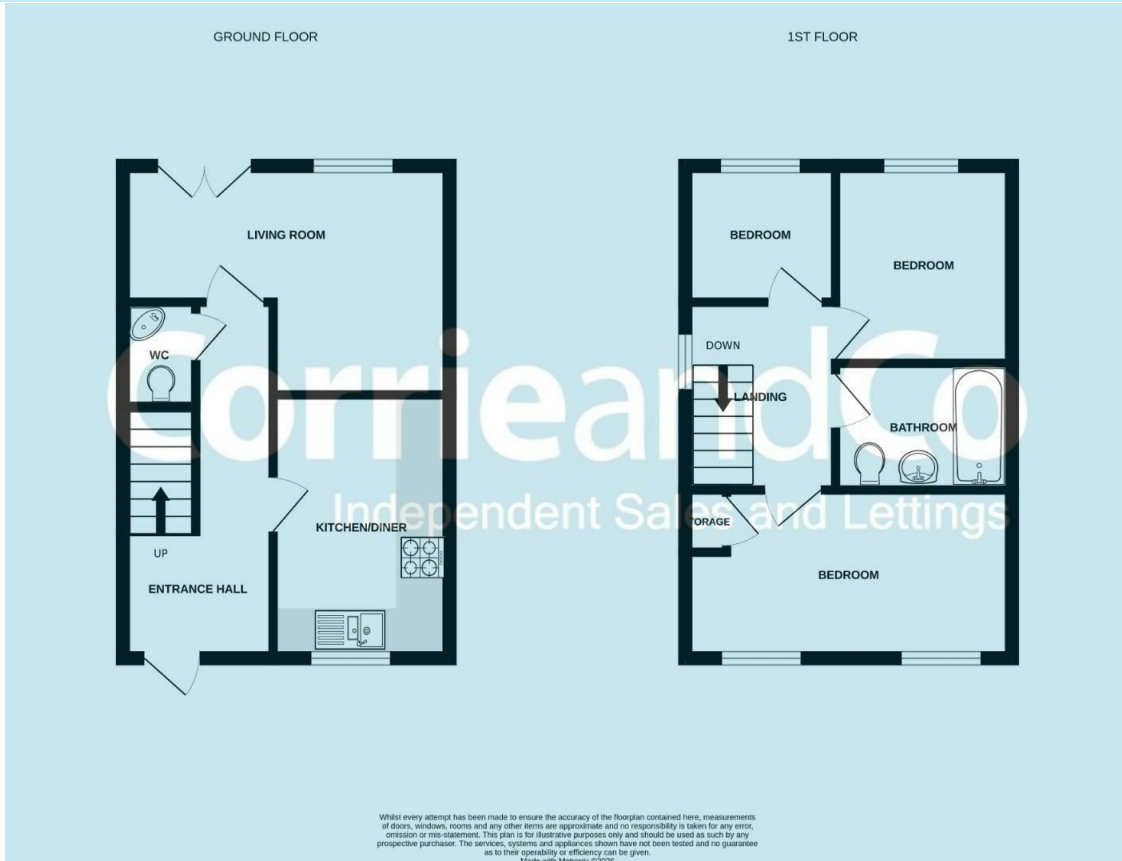
Road Map



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.

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		95
(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	