



7 Conishead Road

Ulverston, LA12 0DQ

Offers In The Region Of £230,000



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Located on a popular street in the charming market town of Ulverston, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to add their own stamp. In need of modernisation throughout, the property boasts generous living space, a good-sized garden, and excellent potential to create a stylish and comfortable family home. With scope to update and improve, it's an ideal project for investors or those looking to tailor a property to their own taste, all within walking distance of local amenities, schools, and transport links.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to the staircase, the lounge, and the kitchen. The lounge is a bright and airy room, featuring a large window to the front elevation that allows plenty of natural light to flood in, along with a wall-mounted gas fire for a cosy focal point. A glazed doorway leads from the lounge into the dining room, which has a window overlooking the side access, making it a pleasant space for mealtimes or entertaining.

The kitchen is fitted with a range of base and wall units, offering good storage and preparation space. There is a window overlooking the rear garden, and a door provides direct access to the outdoor area. Off the kitchen, you'll also find a useful larder room for additional storage.

Upstairs, the property benefits from a generously sized landing, leading to two well-proportioned bedrooms and a third bedroom which would make an ideal study or nursery. A family bathroom completes the first floor, offering a functional space with potential for modernisation.

Externally, the property boasts a good-sized rear garden, along with a garage and a workshop complete with pit access—perfect for hobbyists or those in need of extra space. There is also an additional outhouse to the rear, providing even more storage or scope for various uses. From the front of the property, you can enjoy lovely views towards the iconic Hoad Monument, adding to the appeal of this well-located home with great potential.

Entrance Hall

extends to 12'0" (extends to 3.679)

Lounge

11'8" x 16'8" (3.566 x 5.083)

Dining Room/Snug

6'10" x 10'1" (2.104 x 3.077)

Kitchen with Pantry

19'11" x 11'1" (10'11" widest) (6.087 x 3.382 (3.343 widest))

Landing

7'2" x 6'0" (2.192 x 1.838)

Bedroom One

14'0" x 10'6" (4.291 x 3.221)

Bedroom Two

10'4" x 10'5" (3.173 x 3.182)

Bedroom Three

5'11" x 8'10" (1.808 x 2.702)

Bathroom

7'4" x 7'2" (2.243 x 2.208)

Garage

14'4" x 10'2" (4.370 x 3.117)

Workshop

11'10" x 6'0" (3.627 x 1.835)



- Superb Location
- Great Potential
- Garage and Workshop
- Good Sized Accommodation
- Gardens
- Council Tax Band C



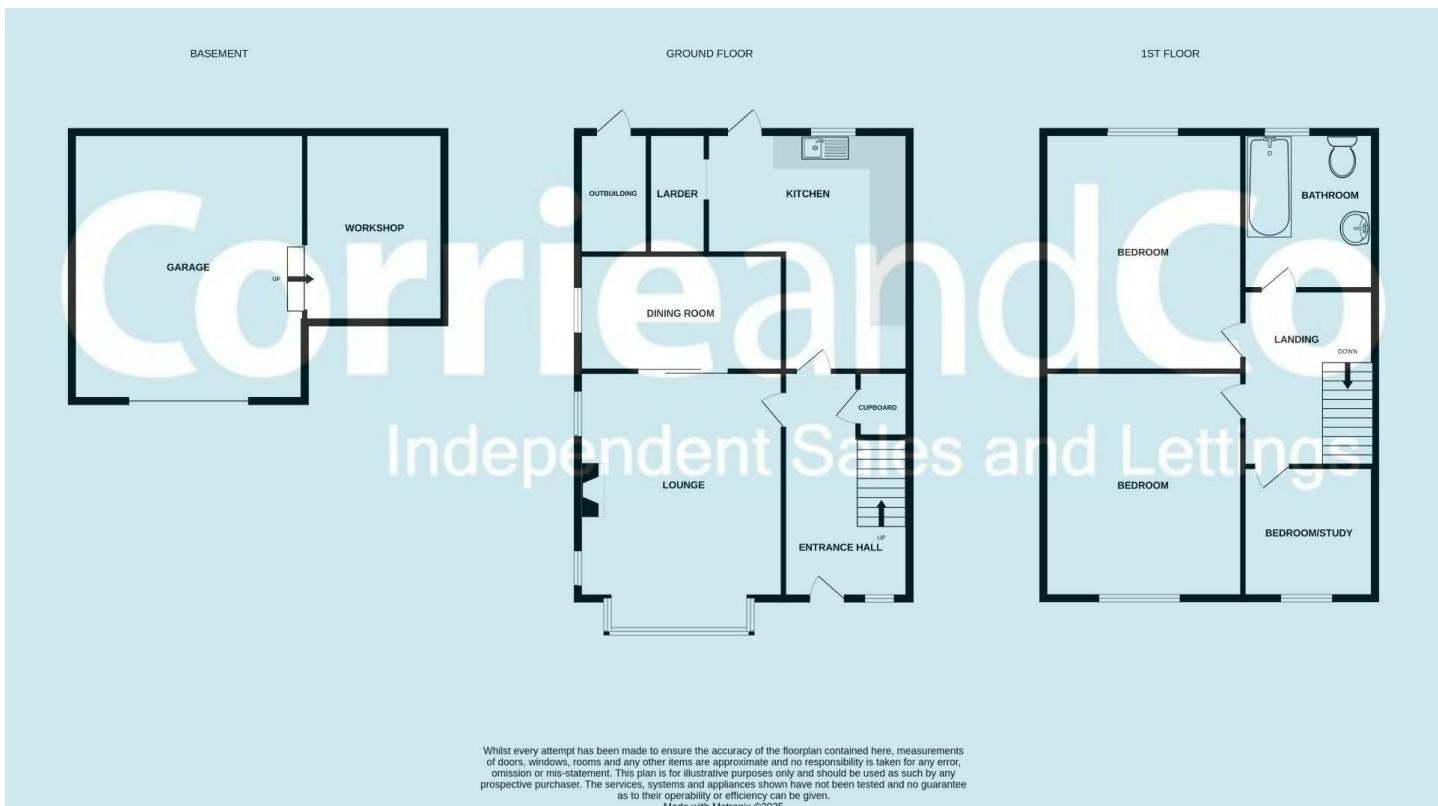
Road Map



Terrain Map



Floor Plan



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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.

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		
(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	