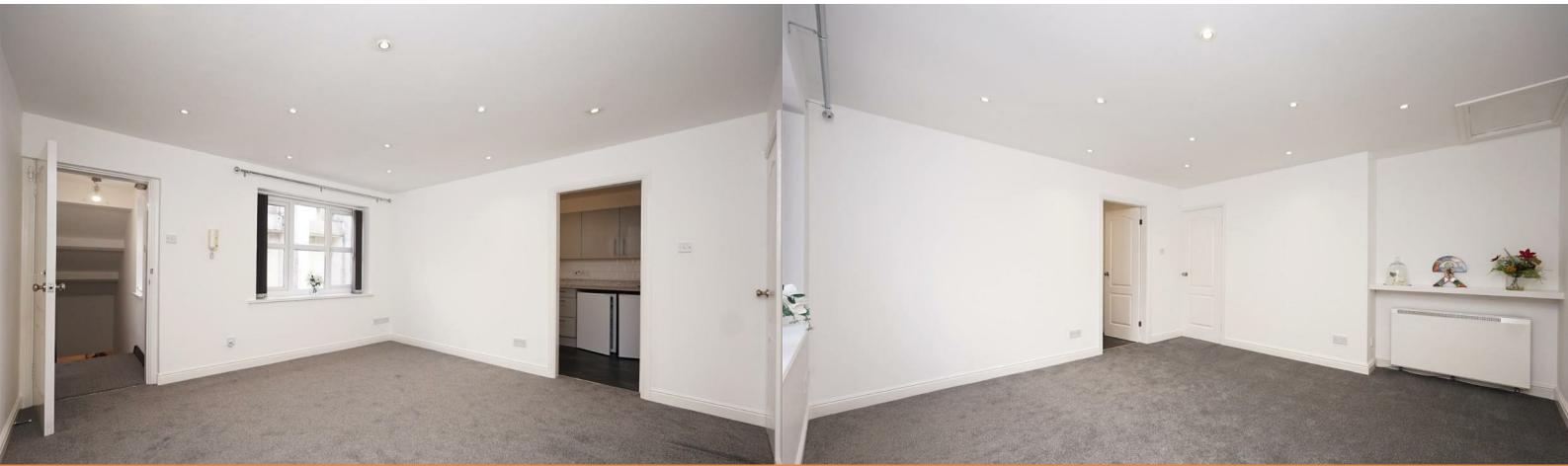


4 Beckside Court Fountain Street

Ulverston, LA12 7EA

Offers In The Region Of £149,000



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£10,000 FIRST TIME BUYER INCENTIVE - CONTACT US FOR FURTHER INFORMATION. LIMITED TIME OFFER

A beautifully presented and recently improved two-bedroom apartment, perfectly positioned in a charming rustic courtyard just moments from the vibrant market town of Ulverston. Offering convenience and views across the town, this property makes an ideal first home or downsize. With no upper chain, the apartment is ready for a smooth purchase — a rare opportunity to secure stylish town-centre living in one of the area's most sought-after locations.

Ascend the private staircase to the first floor and step into this recently improved apartment. The spacious lounge diner greets you with freshly painted walls and newly laid carpets, creating a bright and welcoming space to relax or entertain.

From here, a door leads to the modern kitchen, fitted with a sleek range of grey high gloss base and wall units. Integrated appliances include a hob and oven, with space provided for a washing machine and under-counter fridge and freezer.

The inner hall gives access to two well-proportioned double bedrooms. The main bedroom stands out with striking black high gloss wardrobes spanning an entire wall, providing ample storage.

Completing the accommodation is the contemporary bathroom, fitted with a three-piece suite comprising a low-level bath with thermostatic shower and screen, and a WC and sink set within a stylish vanity unit with drawers and cupboards.

Hall

extends to 5'10" (extends to 1.80)

Lounge Diner

13'1" x 13'1" (4.00 x 4.00)

Kitchen

10'9" x 6'10" (3.30 x 2.10)

Bedroom One

10'2" x 9'6" (3.10 x 2.90)

Bedroom Two

9'6" x 8'2" (2.90 x 2.50)

Bathroom

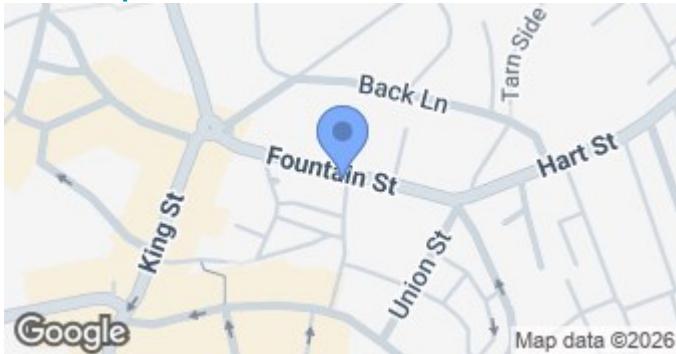
5'6" x 6'10" (1.70 x 2.10)



- Convenient Town Centre Location
 - Ideal First Home
 - Service Charge - £400 P/A
 - Electric Heating
- Recently Updated
 - No Upper Chain
 - Views Over the Town
 - Council Tax Band - A



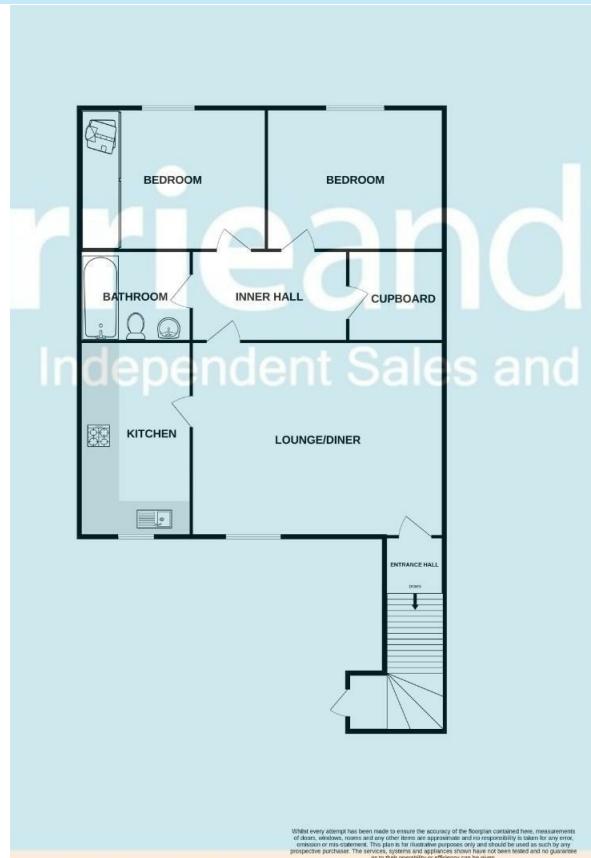
Road Map



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.

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	