



17 Bay View Road

Ulverston, LA12 9ST

Offers In The Region Of £150,000



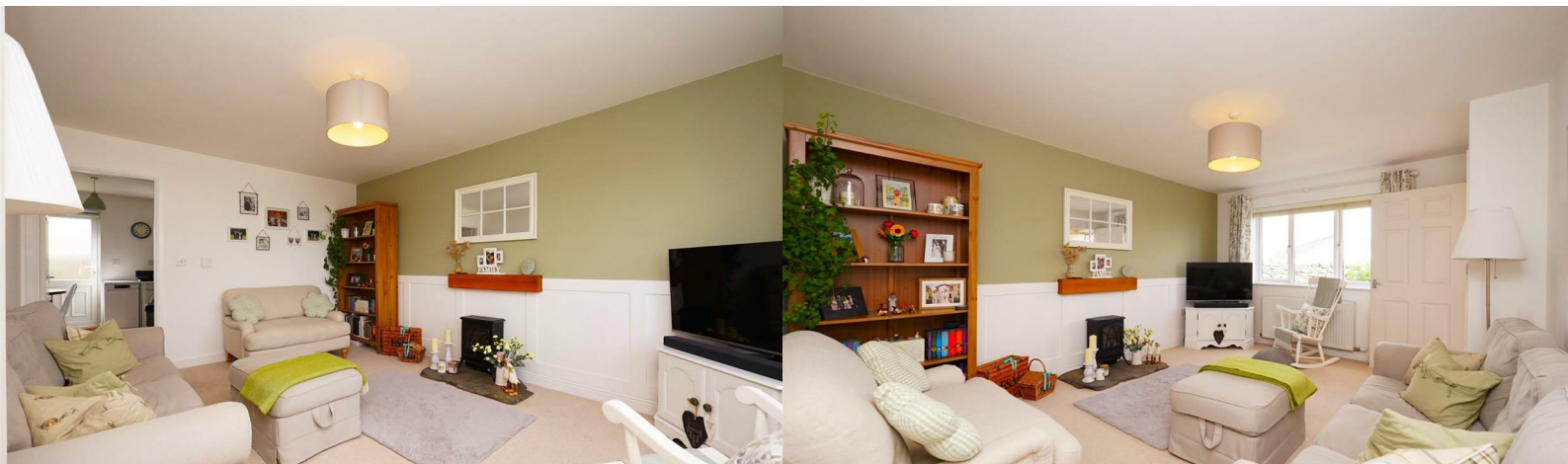
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Offers In The Region Of £150,000



Exceptional value in the charming village of Baycliff – this beautifully presented home offers an incredible opportunity to purchase at just 75% of its true market value. Enjoy a peaceful village setting with stunning views towards the coast, complemented by a private garden and convenient 2 off-road parking spaces. Perfectly suited for first-time buyers, this property combines affordability with an enviable location, offering both comfort and long-term potential.

Welcome to this charming Baycliff home, greeted by a beautifully landscaped front garden that leads you to the front door. Step inside the entrance hall, where you'll find the lounge to your right and stairs directly ahead. The lounge exudes warmth and style, featuring elegant natural décor with panelled walls, a window overlooking the front garden, and a cosy electric stove set on a slate mantel. From here, flow effortlessly into the spacious kitchen/diner, fitted with a range of base and wall units, laminate work surfaces, coordinating splashbacks, and plumbing for a washing machine. The modern stainless-steel gas hob, oven, and matching backsplash make it both practical and stylish. A window and rear door provide views and access to the back garden, with a convenient ground-floor WC nearby.

Upstairs, you'll find two beautifully presented bedrooms, each offering a serene retreat, alongside a well-appointed three-piece bathroom with a shower over the bath. Outside, both the front and rear gardens are thoughtfully maintained, providing lovely outdoor spaces to enjoy. The property also benefits from an allocated parking bay, ensuring easy and secure parking.

Landing

9'8" x 6'1" (2.958 x 1.856)

Bedroom Two

13'4" x 8'3" (4.087 x 2.532)

Bedroom One

14'8" x 12'5" (4.495 x 3.807)

Family Bathroom

6'1" x 6'0" (1.859 x 1.829)

Ground Floor WC/Cloaks

5'9" x 3'0" (1.770 x 0.924)

Kitchen-Diner

14'8" x 10'7" (4.485 x 3.251)

Living Room

15'3" x 11'4" (4.656 x 3.469)

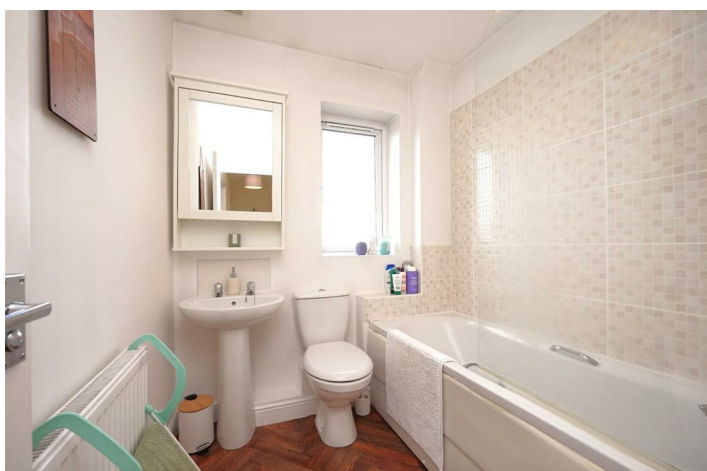
Entrance Hall

4'7" x 4'3" (1.407 x 1.297)

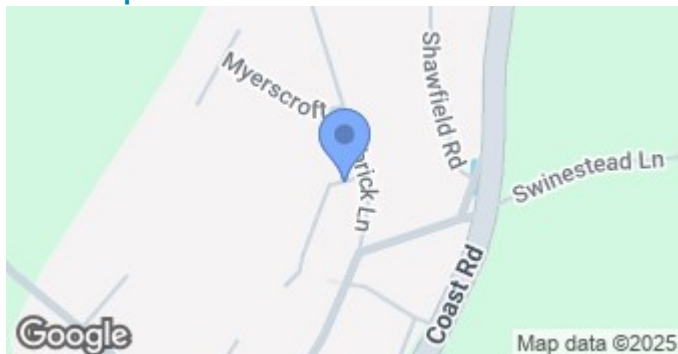


- Prime Baycliff Location
 - Lovely Outlook
 - Allocated Parking Space
- Local Occupancy Restrictions Apply - Parish of Ulverston, Urswick, Pennington & Aldingham

- Well Presented Throughout
 - Gardens
 - 75% Market Value
 - Council Tax Band B



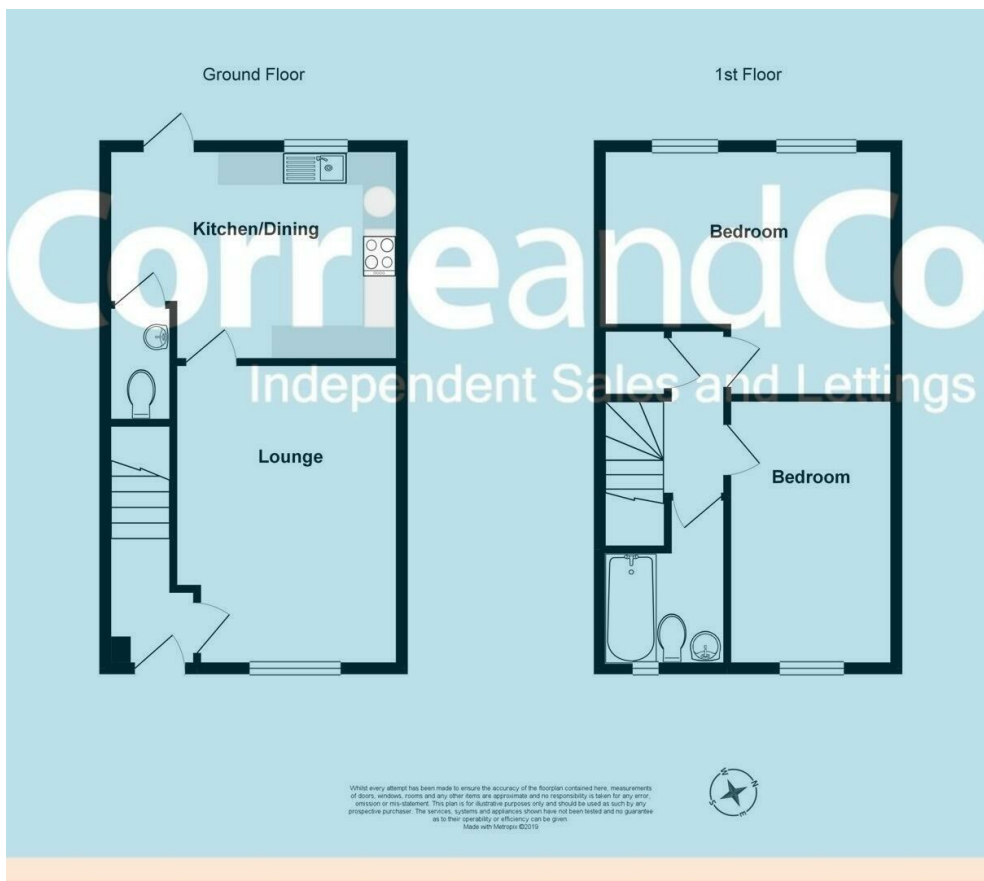
Road Map



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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