



## 22 Bay View Road

Ulverston, LA12 9ST

Offers In The Region Of £165,000



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*Beautifully presented 3-bedroom end mews home in the charming coastal village of Baycliff - an ideal opportunity for local buyers looking for quality and value. Offered at 75% of market value, this attractive property comes with local occupancy restrictions, making it a rare chance to secure a home within the community.*

*Inside, you'll find a bright and welcoming layout, including a spacious living area, modern kitchen, and three well-proportioned bedrooms perfect for families, first-time buyers, or anyone seeking a peaceful coastal setting. Outside, the property benefits from a neat, low-maintenance flagged garden, perfect for relaxing or entertaining.*

*With its excellent condition, village setting, and exceptional price point, this is an opportunity not to be missed. Enquire today to arrange your viewing and see all this lovely Baycliff home has to offer.*

Step into the entrance hall, where attractive Antico-style oak flooring immediately sets a welcoming feel. From here, you can access the staircase as well as the main ground-floor rooms.

The lounge is a bright, comfortable space, enhanced by a stylish mustard feature wall that adds character without overpowering the room. Dual windows bring in plenty of natural light, while double doors open directly onto the rear garden, creating an easy indoor-outdoor flow. The Antico flooring continues through this space, tying the room together beautifully.

Recently fitted Wren kitchen (installed in 2023) offers a fresh, modern look. Pale grey base and wall units pair perfectly with marble-effect worksurfaces and matching splashbacks, giving the room a clean and contemporary finish. It comes equipped with a gas hob, electric oven, and a double fridge freezer, with Antico flooring extending through for a cohesive feel.

Upstairs, you'll find three bedrooms—two of which feature fitted wardrobes, providing excellent built-in storage. The family bathroom completes the first floor, offering a practical and comfortable space for everyday living.

#### Entrance Hall

6'8" x 15'3" (2.04 x 4.67)

#### Lounge

11'1" x 15'3" (3.38 x 4.67)

#### Kitchen

9'3" x 15'3" (2.83 x 4.67)

#### First Floor Landing

6'5" x 9'5" (1.97 x 2.88)

#### Bedroom One

11'1" x 15'3" (3.39 x 4.65)

#### Bedroom Two

9'5" x 8'4" (2.89 x 2.55)

#### Bedroom Three

12'6" x 6'7" (3.82 x 2.03)

#### Bathroom

7'1" x 5'9" (2.16 x 1.77)



- Well Presented Three Bedroom End Mews In Baycliff
  - Recently Fitted Kitchen
  - Views Across The Bay
- 75% Market Value - Local Occupancy Restrictions Apply
- Spacious Lounge
- Three Bedrooms
- Low Maintenance Rear Garden
- Council Tax Band B



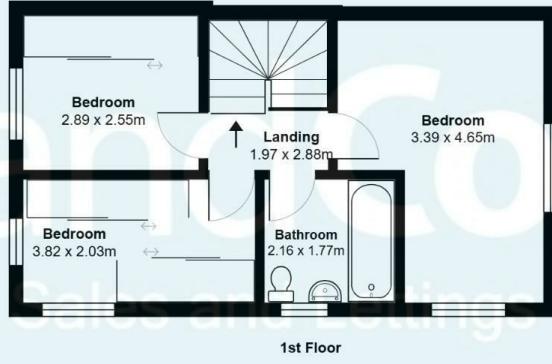
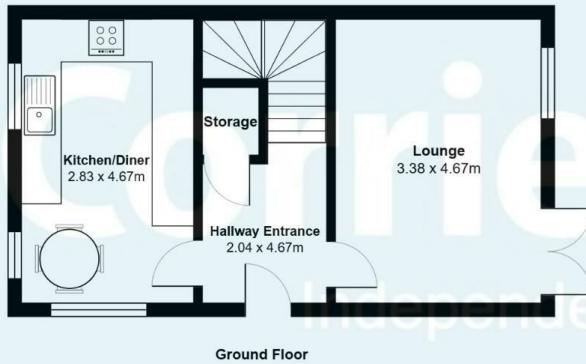
## Road Map



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	