



Ballaugh

Ulverston, LA12 7TD

Auction Guide £150,000



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To be Sold at Auction 11th September - The Halston Hotel, 20-34 Warwick Road, CA1 1AB

Discover your perfect countryside retreat in this charming three-bedroom home, nestled within a picturesque village location. Boasting lovely countryside views and recent upgrades, this property offers a delightful blend of comfort and convenience. Enjoy cooking in your modern, recently upgraded kitchen, designed for both functionality and style. Secure your vehicles or use the additional space for storage or a workshop in the detached garage; an off road parking space ensures convenience. With no chain, this property could be yours very soon so don't miss out on this wonderful opportunity – contact us today to arrange a viewing!

Step into the spacious entrance hall, which serves as the central hub of the ground floor. From here, you have access to the lounge, kitchen, utility room, and ground floor WC, ensuring a functional and well-organized layout. The lounge is of fantastic proportions and exudes comfort and coziness with its neutral décor and inviting electric fire. A large window floods the room with natural light and offers stunning countryside views. The recently fitted kitchen is a highlight of this home. It features modern shaker-style units in an elegant Forest Green, complemented by gold bar handles and butcher block worktops. Two windows provide ample natural light, making this space bright and welcoming, ideal for culinary creativity and family meals. The useful utility room offers additional worktops, a sink, and built-in storage cupboard, providing practicality and convenience for laundry and extra storage needs. The ground floor WC is fitted with a low-level flush toilet, a vanity unit, and a corner sink, offering added convenience for guests and everyday use.

Ascend to the first floor, where you'll find three well-appointed bedrooms. Two spacious double bedrooms and a cozy single bedroom offer flexible accommodation options, whether for family members or guests. The four-piece family bathroom is designed for both comfort and functionality. It includes a bath, sink, toilet, and a separate shower cubicle, catering to all your needs.

The front of the property boasts a charming forecourt garden, enhancing the home's curb appeal and providing a pleasant entrance. At the rear, a shared courtyard offers a communal space for outdoor activities or simply enjoying the fresh air. To the side of the property, an off-road parking space ensures convenience your needs. Additionally, the detached garage provides secure parking or extra storage space, catering to all your practical needs.

Entrance Hall

7'11" x 6'2" (2.421 x 1.888)

Lounge

19'0" x 13'1" (5.797 x 4.006)

Kitchen

15'10" x 8'0" (4.837 x 2.452)

Utility Room

11'5" x 7'11" (3.495 x 2.428)

Ground Floor WC

4'6" x 4'8" (1.372 x 1.434)

Bedroom One

16'0" x 9'10" (4.898 x 3.016)

Bedroom Two

11'2" x 11'0" (3.419 x 3.356)

Bedroom Three

8'2" x 8'11" (2.498 x 2.728)

Bathroom

9'6" x 8'11" (2.898 x 2.736)

Garage

13'2" x 16'9" (4.023 x 5.110)

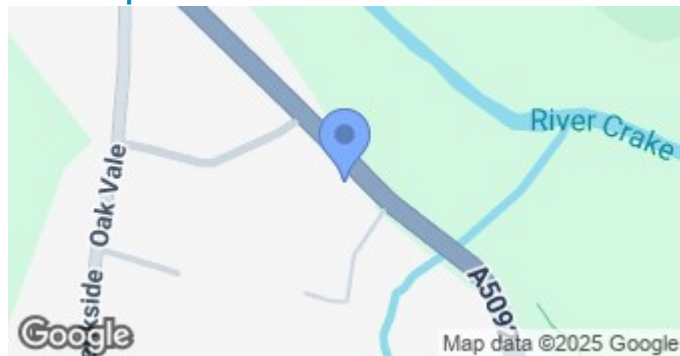


- End of Terrace Home
- One Off Road Parking Space
- Utility Room and Ground Floor WC
 - Close to Amenities
- Council Tax Band - C

- Countryside Views to the Front
 - Detached Garage
- Gas Central Heating
 - No Chain



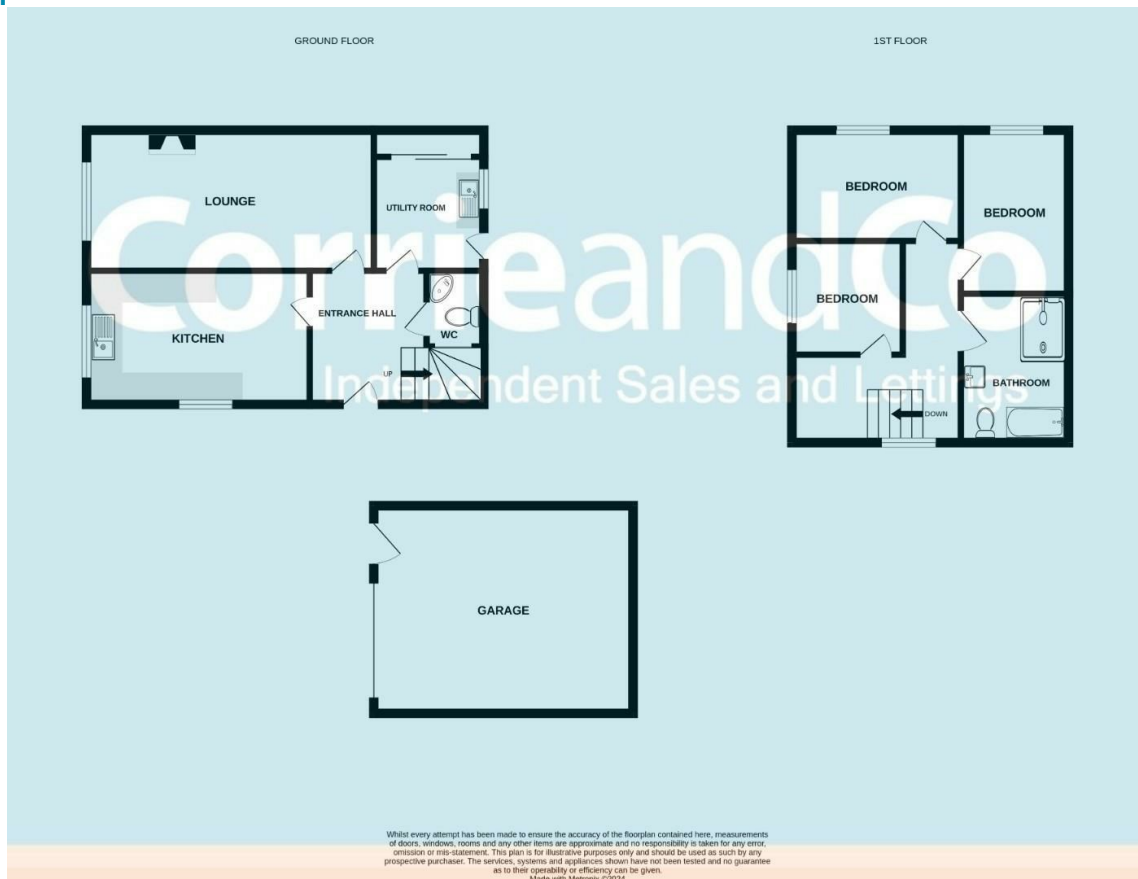
Road Map



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.

