



## 10 Flan Close

Ulverston, LA12 7DW

Offers In The Region Of £290,000



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# 10 Flan Close

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## Offers In The Region Of £290,000



*A superb semi-detached home perfectly positioned just a stone's throw from Ulverston town centre. Tucked away in a quiet cul-de-sac with a charming central green, this versatile property offers space, convenience, and a peaceful setting. With no upper chain, the home features an integral garage, off-road parking, and a mature, tiered rear garden - ideal for relaxing or entertaining. Inside, the layout offers flexible accommodation suited to a variety of needs, whether you're upsizing, downsizing, or looking for a well-located investment. A rare opportunity in a sought-after location - early viewing is recommended.*

To the front, you'll find a neatly landscaped garden with chippings and established shrubs, along with a private driveway and access to the integral lower-level garage. A stone staircase with grab rail leads up the side of the property to the main entrance.

Step into the entrance hall, which provides access to all rooms apart from the conservatory. The lounge is light-filled thanks to a large front-facing window and features a characterful gas fireplace with a mahogany surround—an inviting focal point.

The kitchen has been fitted with a range of traditional wooden base and wall units, offering a warm and homely feel. Just off the kitchen, a separate utility room provides plenty of space for white goods and additional storage.

There are two generously sized double bedrooms, both neutrally decorated to suit a variety of styles. Bedroom two opens directly into the conservatory—a peaceful retreat with wrap-around windows and French doors leading out to the garden.

The shower room has been fitted with a modern three-piece suite, including a walk-in shower, WC, and a vanity-mounted wash basin.

To the rear, the tiered garden is both private and thoughtfully landscaped, with areas of patio and lawn framed by mature planting—ideal for enjoying the outdoors in peace and seclusion.

### Lounge

10'5" x 14'11" (3.18 x 4.55 )

### Kitchen

12'10" x 6'10" (3.93 x 2.10 )

### Utility Room

6'0" x 8'8" (1.84 x 2.66 )

### Conservatory

8'11" x 9'2" (2.73 x 2.80)

### Bedroom One

9'4" min 10'2" max 11'11" (2.87 min 3.11 max 3.65 )

### Bedroom Two

9'4" x 11'11" (2.87 x 3.64 )

### Shower Room

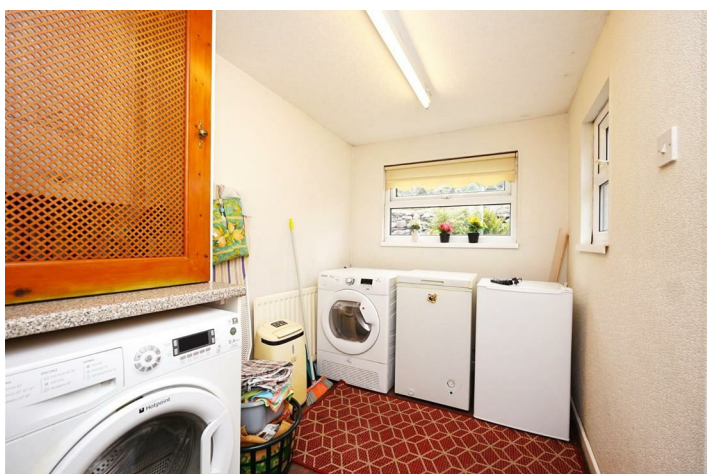
4'9" x 8'5" (1.45 x 2.58 )

### Garage

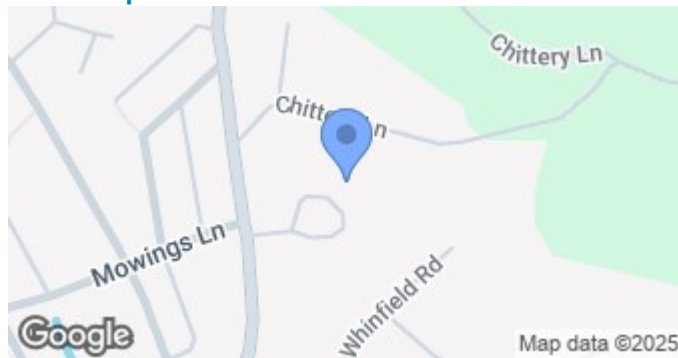
10'5" x 14'11"; (3.20 x 4.56;)



- Superb Semi Detached Home
- A Stone's Throw to the Town Centre
  - Open Green to the Front
  - Conservatory & Utility Room
  - Council Tax Band - C
- Quiet, Cul De Sac Location
- Integral Garage & Off Road Parking
  - No Upper Chain
  - Tiered Rear Garden



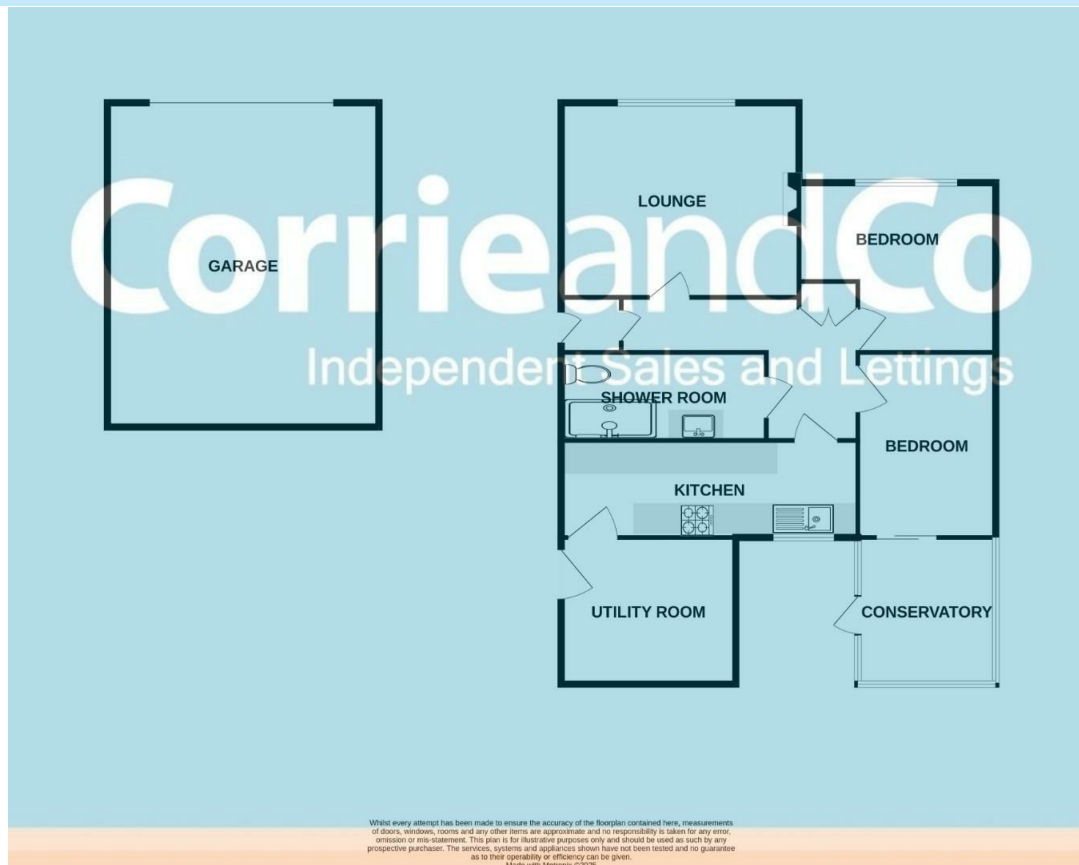
Road Map



Terrain Map



Floor Plan



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