



59 Mountbarrow Road

Ulverston, LA12 9NL

Offers In The Region Of £280,000



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Situated in a popular residential location is this charming semi detached home enjoying a lovely and quiet position offset from the road. The property is conveniently positioned on a bus route, with local shops within comfortable walking distance. This home offers well proportioned and versatile accommodation, including a spacious rear sun room, providing a wonderful additional reception space and an ideal spot to relax while enjoying views over the garden. A particular feature are the two developed attic areas, offering excellent additional space and versatility for those requiring a home office, hobby room, storage or occasional accommodation, subject to any necessary permissions. Externally, the property benefits from a low maintenance patio garden, ideal for outdoor dining and entertaining. The front garden and driveway are complemented by a selection of mature trees and established shrubbery, providing a good degree of privacy and greenery. A detached garage provides valuable additional storage and parking. Offered for sale with no upper chain.

Upon entering through the front porch, you are welcomed into a central hallway which provides access to the principal ground floor accommodation.

There is a comfortable lounge, offering a welcoming space to relax and unwind. There is a gas fire and a lovely front facing window overlooking the garden.

The hallway also provides access to three well proportioned bedrooms, offering excellent flexibility for a variety of buyers. These versatile rooms could comfortably accommodate family bedrooms, guest accommodation, dining space, a home office or hobby space, depending on individual requirements.

The property benefits from a well equipped kitchen with a built in hob and oven, as well as space for white goods and a fridge freezer. It is conveniently positioned alongside the spacious sun room to the rear. The sun room is a particularly useful addition, providing a bright and versatile space with direct access towards the garden and plenty of potential for use as a dining area, second living room or entertaining space. Also located on the ground floor is a shower room, together with a separate WC.

Moving upstairs, the landing provides access to two developed attic rooms, offering excellent additional space and versatility. These rooms could be utilised in a variety of ways, such as bedrooms, home offices, hobby rooms or additional storage, subject to any necessary permissions. A useful WC is also located between the two rooms.

Externally, the property benefits from a low maintenance rear garden, providing an easy-to-manage outdoor space for relaxing and entertaining. To the front, the garden is enhanced by mature trees and established shrubbery, creating a pleasant outlook and a good degree of privacy. There is also a detached garage, providing valuable additional parking and storage.

Vestibule

3'8" x 2'10" (1.119 x 0.873)

Entrance Hall

20'7" x 4'6" (6.278 x 1.386)

Living Room

15'9" x 11'1" (4.812 x 3.397)

Kitchen

11'7" x 7'10" (3.541 x 2.396)

Conservatory

16'0" x 9'10" (4.878 x 3.004)

Shower Room (Ground Floor)

7'8" x 5'3" (2.351 x 1.606)

Separate WC (Ground Floor)

5'3" x 2'7" (1.606 x 0.797)

Bedroom One

13'11" x 10'8" (4.250 x 3.270)

Bedroom Two

11'8" x 10'4" (3.558 x 3.165)

Bedroom Three

10'7" x 10'6" (3.226 x 3.207)

Landing

6'11" x 3'7" (2.121 x 1.108)

Attic Room One

12'11" x 9'3" (3.706 x 2.825)

Attic Room Two

11'11" x 10'5" (3.646 x 3.192)

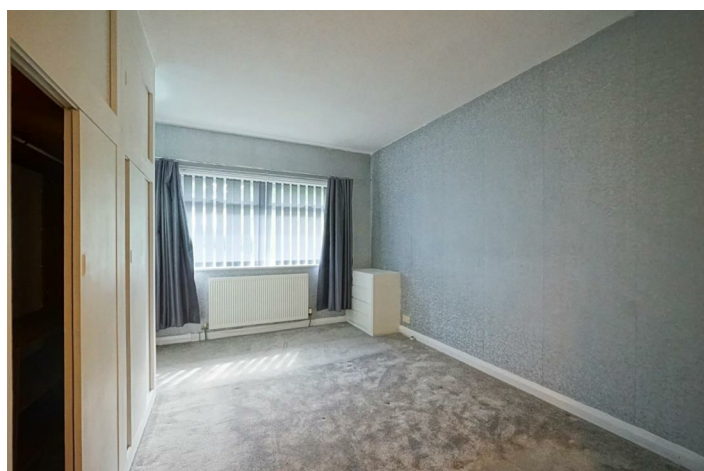
First Floor WC

3'7" x 3'7" (1.096 x 1.094)

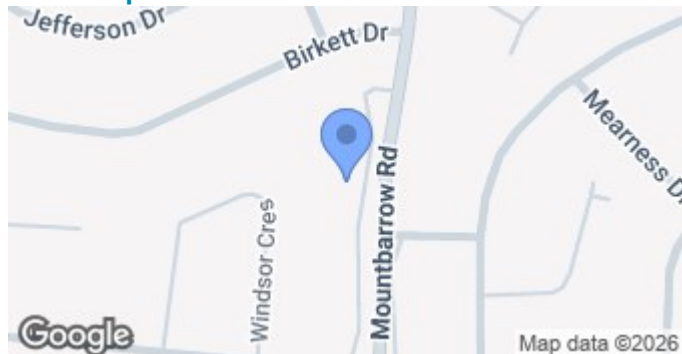


- Semi Detached Home
- Low Maintenance Rear Garden
 - No Upper Chain
- Sun Room Overlooking the Garden

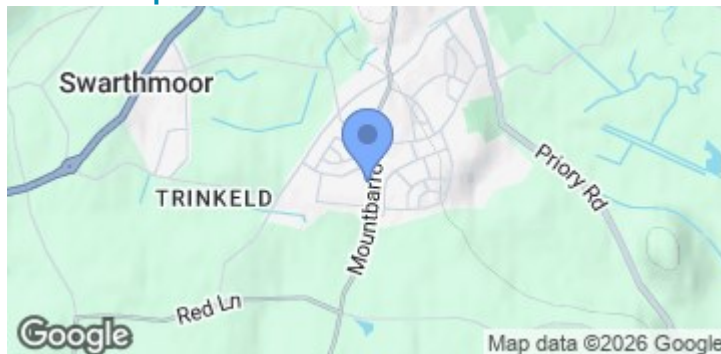
- Driveway & Detached Garage
 - Two Attic Rooms with WC
- Close to Bus Route, Shops & Schools
 - Council Tax Band - D



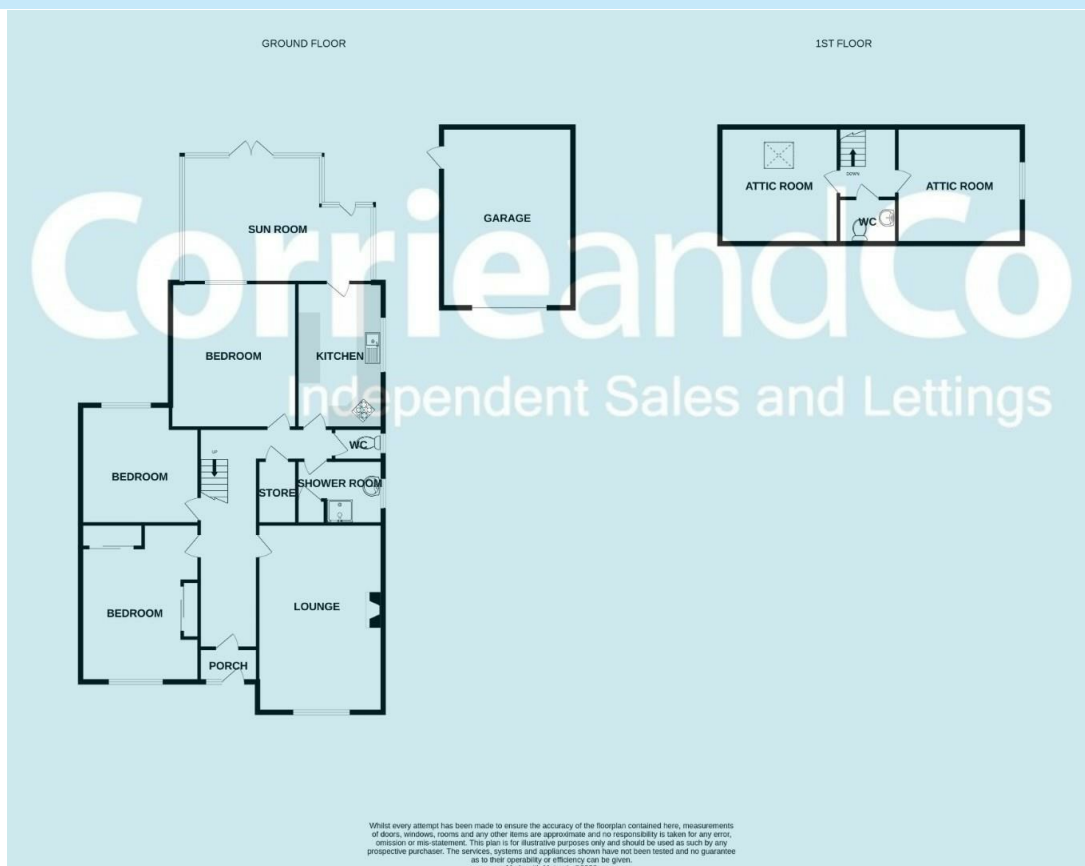
Road Map



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.

