



3 Casson Street

Ulverston, LA12 7JQ

Offers In The Region Of £225,000



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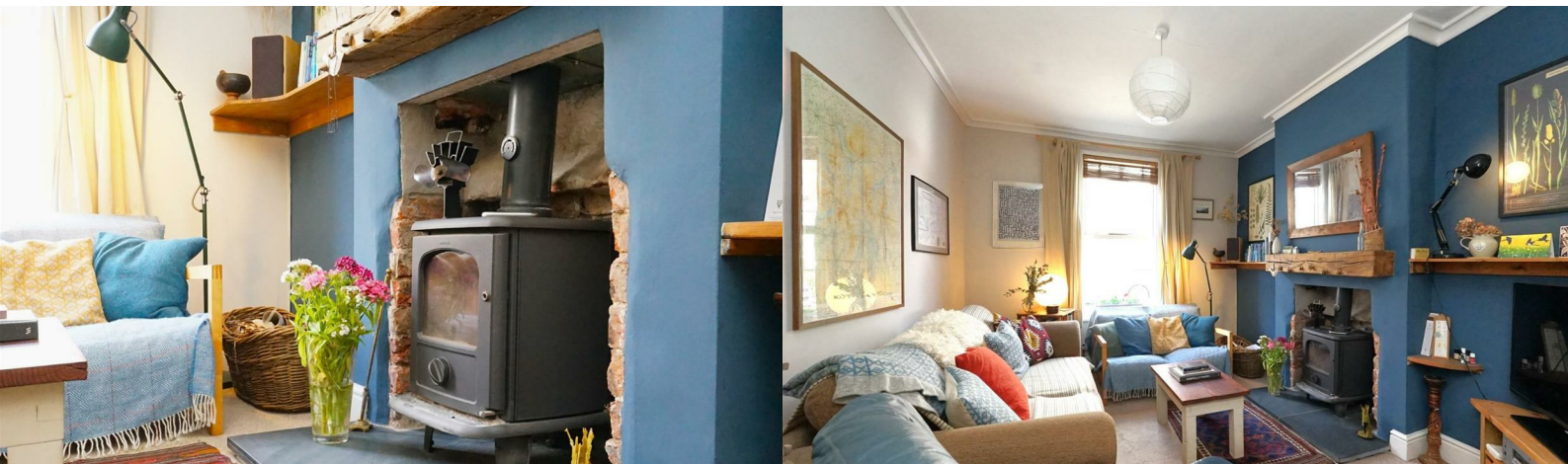
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A charming and well-presented end of terrace property, ideally located just a stone's throw from the town centre. This delightful home is bursting with characterful features throughout and offers a perfect blend of traditional charm and practical living. Boasting a private, walled side garden, it provides a peaceful and secure outdoor space – ideal for relaxing or entertaining. Internally, the property offers comfortable accommodation and would make an ideal first home or investment opportunity. To the exterior, there is also a useful external workshop, perfect for hobbies or general storage. Early viewing is highly recommended.

As you enter, you're greeted by a welcoming hallway that immediately showcases the home's traditional charm with its beautiful tiled floor. This tiling extends seamlessly into the dining area and kitchen, creating a cohesive and elegant flow. The ground floor is bathed in natural light, enhancing the warm and inviting atmosphere.

The heart of the home, the lounge, is a truly captivating space. It features a cosy log burner nestled on a rustic slate hearth, promising warmth and comfort on cooler evenings. Just beyond an attractive archway, you'll find the dining area, perfectly positioned for entertaining and offering easy access to the kitchen.

The kitchen itself is a testament to traditional style, boasting attractive wood worktops that complement the tiled floor. It's a functional yet charming space, ideal for preparing meals while still feeling connected to the rest of the downstairs living areas.

Ascending the stairs, you'll discover an open and airy hallway that leads to the first-floor rooms. Here, you'll find two well-sized bedrooms, each offering a comfortable and private retreat. Completing the upstairs is a well-appointed bathroom, featuring all the necessary amenities.

To the rear of the property, a truly charming surprise awaits: a private courtyard and lawn. This delightful outdoor space is a sun trap, constantly bathed in natural light, making it perfect for al fresco dining or simply relaxing. It's beautifully adorned with shrubbery and features an attractive tiled floor, adding to its character and appeal. For added convenience there is access to the back street.

This end-of-terrace property perfectly blends traditional character with comfortable living, creating a truly unique and inviting home.

Entrance Hall

15'7" x 3'1" (4.751 x 0.958)

Living Room

11'11" x 10'7" (3.649 x 3.226)

Dining Room

12'0" x 11'0" (3.662 x 3.371)

Kitchen

7'0" x 11'9" (2.134 x 3.603)

Rear Porch

5'11" x 3'0" (1.824 x 0.932)

Landing

12'0" x 5'0" (3.668 x 1.547)

Bedroom One

14'1" x 12'0" (4.302 x 3.676)

Bedroom Two

12'0" x 8'10" (3.674 x 2.697)

Bathroom

8'11" x 7'4" (2.732 x 2.241)

Outbuilding

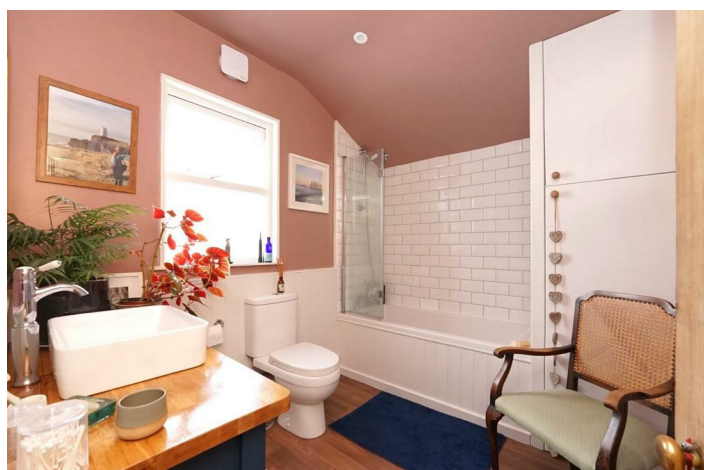
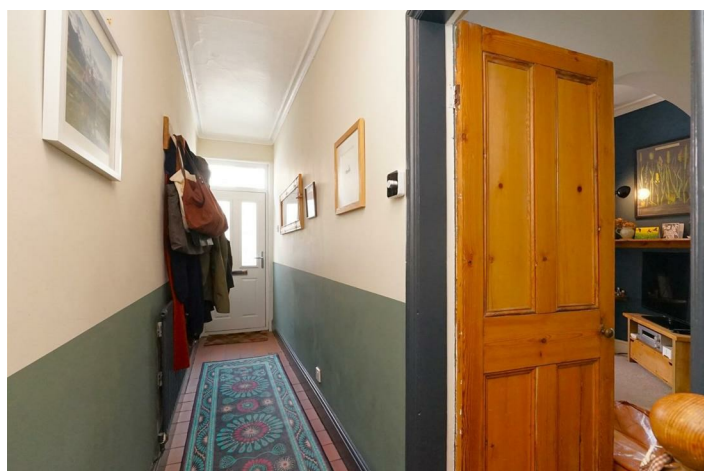
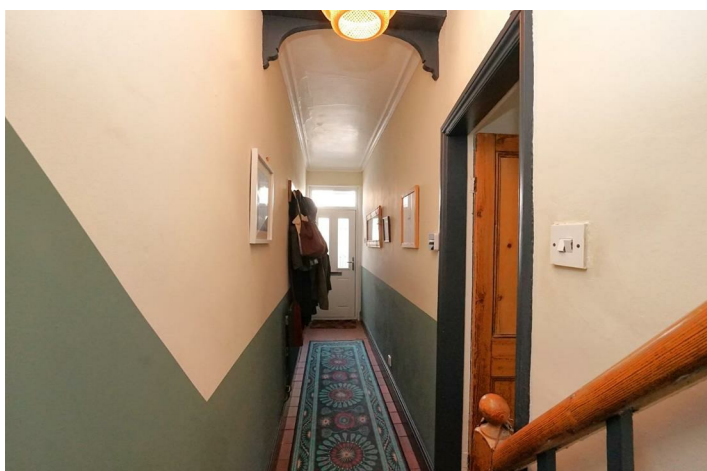
9'8" x 6'9" (2.969 x 2.082)

Log Shed

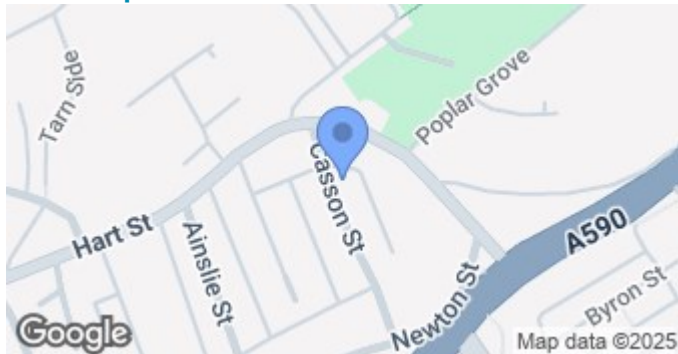
7'3" x 4'2" (2.231 x 1.289)



- Beautiful, Characterful Home
 - External Workshop
 - Ideal First Home
 - Council Tax Band - B
- Convenient, Central Location
 - Private, Walled Side Garden
 - 2 Reception Rooms



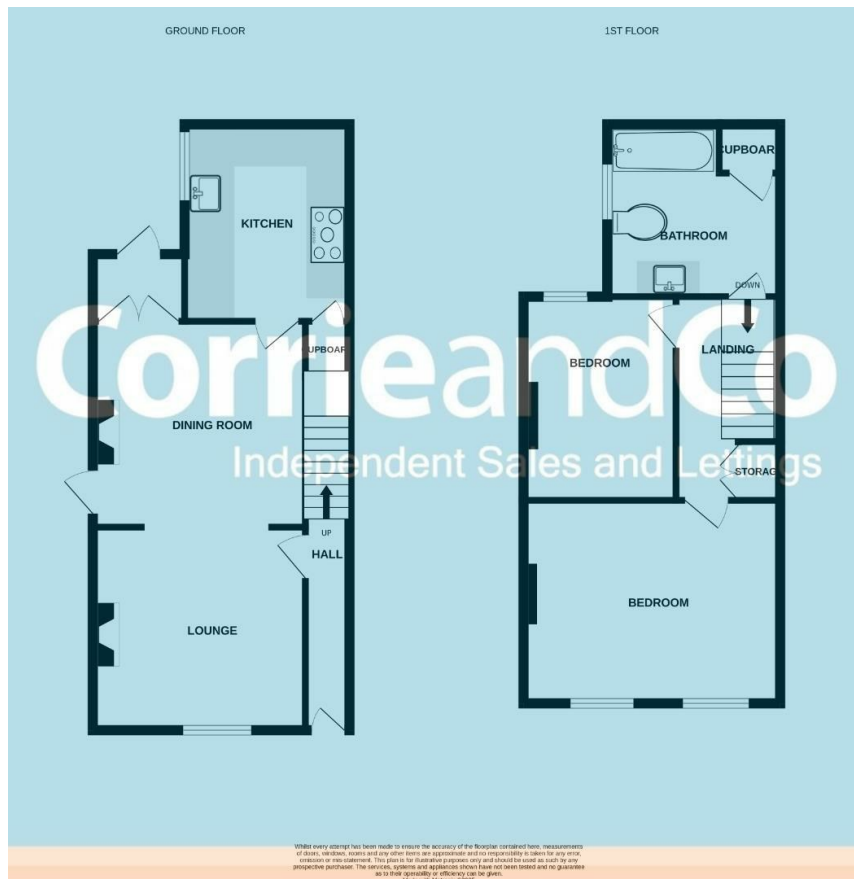
Road Map



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 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		
England & Wales EU Directive 2002/91/EC		