



9 Outcast

Ulverston, LA12 9ED

Offers In The Region Of £275,000



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A superb end terrace cottage, offering a wonderful blend of character, charm and practicality. This quaint and characterful home benefits from the added attractions of a large, detached garden, ample off-road parking and a detached garage. Enjoying a pleasant semi rural setting, the property provides a peaceful lifestyle while remaining conveniently positioned just a short drive from a range of local amenities, schools and transport links. A wonderful added benefit is having the famous Rope Walk right on your doorstep, offering a picturesque and convenient route for leisurely walks and enjoying the surrounding area. Early viewings are highly recommended.

The property is entered via a useful entrance porch, which leads into the welcoming hallway. From here, there is access to the principal ground floor accommodation, with stairs rising to the first floor.

To the front is the spacious lounge, a comfortable reception room providing an ideal space for relaxing and unwinding. A window to the front allows plenty of natural light into the room.

Moving through the property, you will find the dining room, offering a generous space for a dining table and chairs and providing a lovely setting for family meals and entertaining. The dining room also provides access through to the kitchen.

The kitchen is fitted with a range of base and wall mounted units, with space for the usual appliances and a useful outlook over the property. Beyond the kitchen is a separate utility room, providing valuable additional workspace and storage.

A particularly useful feature is the ground floor shower room, conveniently positioned alongside the utility room.

Ascend to the first floor where you will find two well proportioned bedrooms. Bedroom One is a generous double room with a pleasant outlook, while Bedroom Two provides a further versatile bedroom space, ideal for a child's bedroom, guest room or home office.

The first floor is completed by the family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the property benefits from a separate garage, providing valuable off-road parking, storage or workshop space.

Overall, this is a well-proportioned and versatile home, offering two bedrooms, generous reception space, useful ground-floor facilities and a detached garage, making it an excellent choice.

Entrance Hall

14'2" x 2'10" (4.338 x 0.883)

Living Room

11'6" x 9'11" (3.527 x 3.040)

Dining Room

12'0" x 11'7" (3.664 x 3.534)

Kitchen

9'11" x 7'11" (3.027 x 2.430)

Utility

7'10" x 7'9" (2.406 x 2.369)

Ground Floor Shower Room

7'10" x 3'10" (2.396 x 1.189)

Bedroom One

14'8" x 10'1" (4.478 x 3.093)

Bedroom Two

11'11" x 11'8" (3.656 x 3.563)

En-Suite Bathroom

9'6" x 7'4" (2.896 x 2.241)

Detached Garage

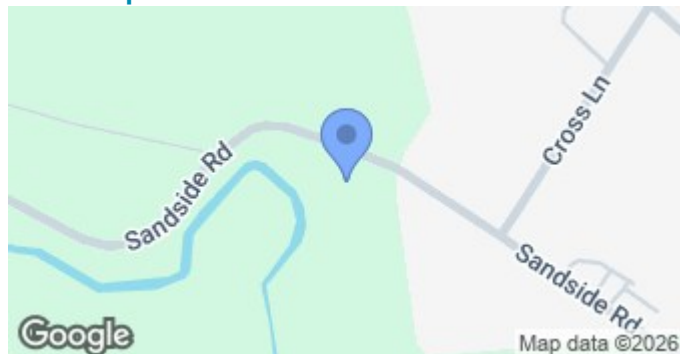
19'1" x 9'4" (5.833 x 2.851)



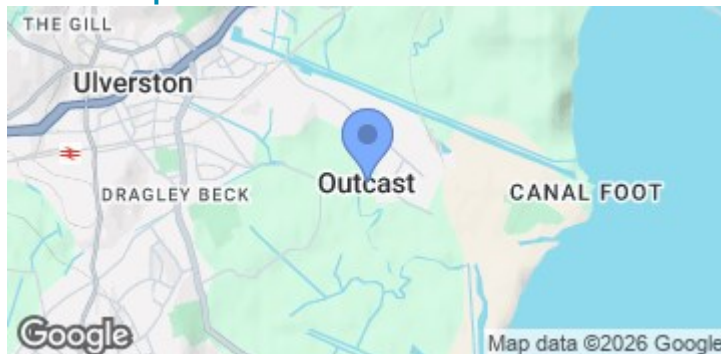
- Quaint cottage in semi-rural location
- Detached garage and off road parking
 - Ground floor shower room
- Famous "Rope Walk" on your doorstep
- Generous garden with lovely countryside views
 - Characterful features and decor throughout
 - First floor en-suite bathroom
 - Council Tax Band - B



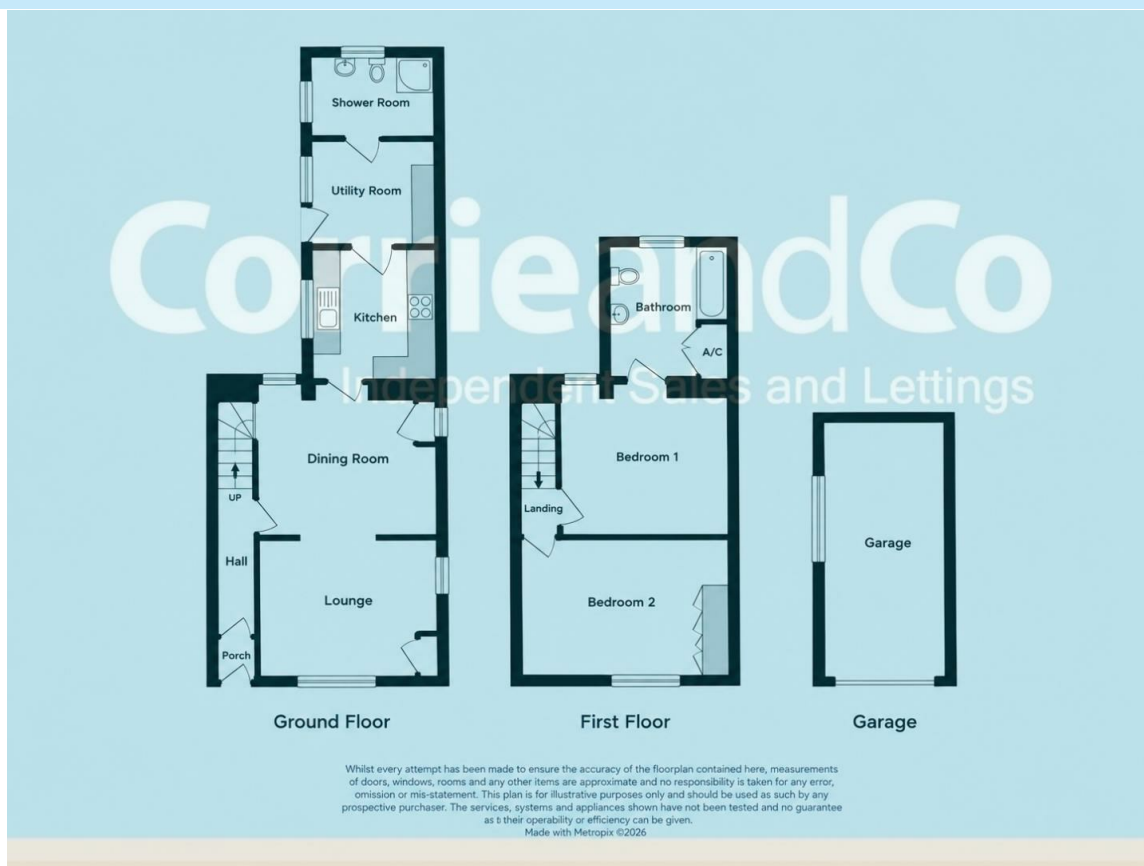
Road Map



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.

