



10 Priory Road

Ulverston, LA12 9HS

Offers In The Region Of £280,000



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This semi-detached property offers fantastic potential for buyers looking to create a spacious family home. The accommodation includes two reception lounges one with access onto the mature gardens, a kitchen and utility room. Upstairs presents three good size bedrooms. Externally, the property benefits from a off-road parking to the front and a garage to the rear, making an ideal home for families.

Entering the property through the hallway, you are welcomed into a spacious layout full of potential. To the front of the home is the first lounge, offering a cosy reception space with plenty of natural light. The second lounge provides an additional living area, ideal for a family room or dining space. Just off the hallway is a convenient store, while the kitchen sits to the rear of the property and offers opportunity for modernisation and redesign to suit contemporary living. Beyond the kitchen is a small hallway leading through to the utility room, providing useful additional storage and workspace.

Upstairs, the landing gives access to three well-proportioned bedrooms, all offering flexible accommodation for families, guests or home working. The first floor also benefits from a shower-room and separate WC.

Externally, the property enjoys a particularly generous rear outside area, perfect for gardening, entertaining or creating a fantastic family space. Accessed from the rear with vehicle a single garage provides further parking or storage. This property offers an excellent opportunity to create a home tailored to your own style and taste.

Entrance Hall

5'10" x 5'3" (1.781 x 1.616)

Lounge

11'8" x 10'11" (3.565 x 3.352)

Lounge

12'6" x 11'9" (3.826 x 3.586)

Kitchen

7'11" x 5'9" (2.417 x 1.776)

Utility

8'6" x 7'0" (2.615 x 2.154)

Rear Entrance

5'3" x 2'10" (1.606 x 0.868)

Landing

9'9" x 5'10" (2.987 x 1.785)

Bedroom One

12'7" x 9'10" (3.840 x 3.012)

Bedroom Two

10'11" x 9'3" (3.344 x 2.821)

Bedroom Three

8'5" x 7'11" (2.571 x 2.423)

Shower Room

5'8" x 4'10" (1.738 x 1.486)

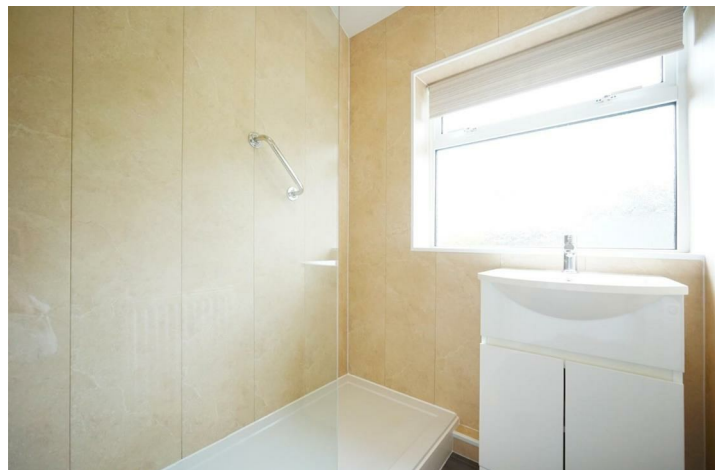
Toilet

5'8" x 2'5" (1.733 x 0.760)

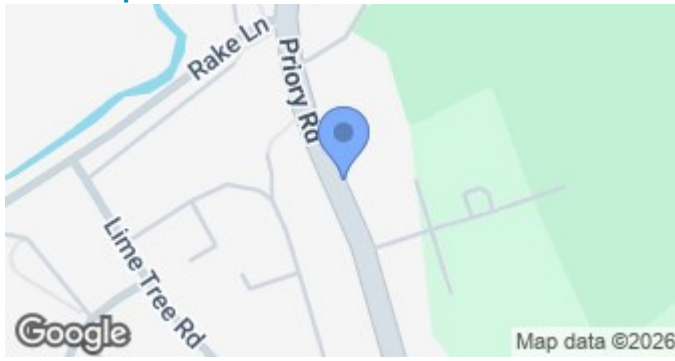


- Garage to Rear
- Three Good Size Bedrooms
- Mature Colourful Garden

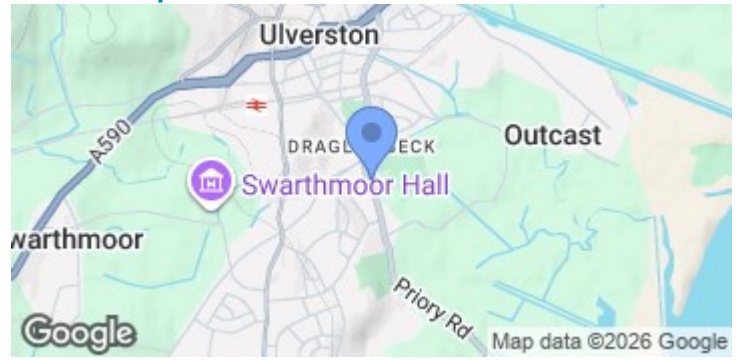
- Front Driveway
- Two Reception Rooms
- Council Tax Band - B



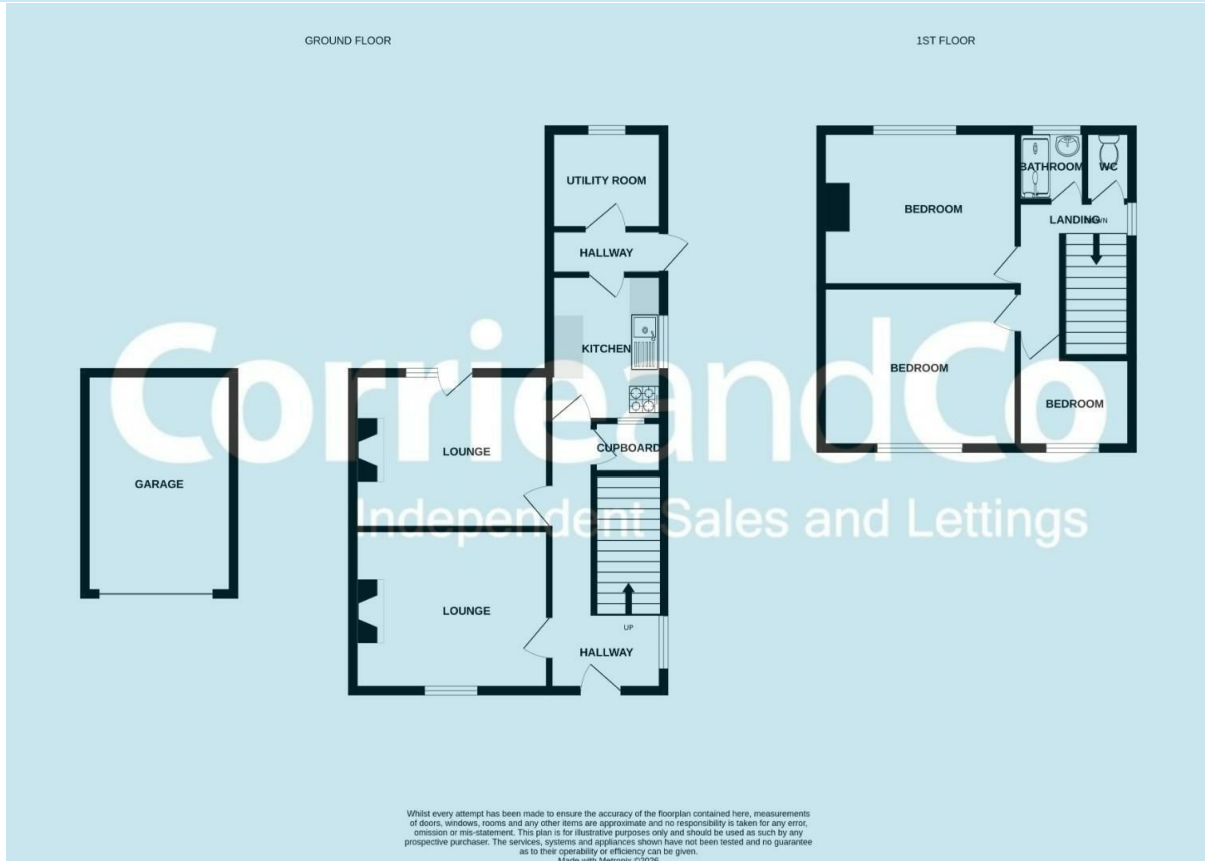
Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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	