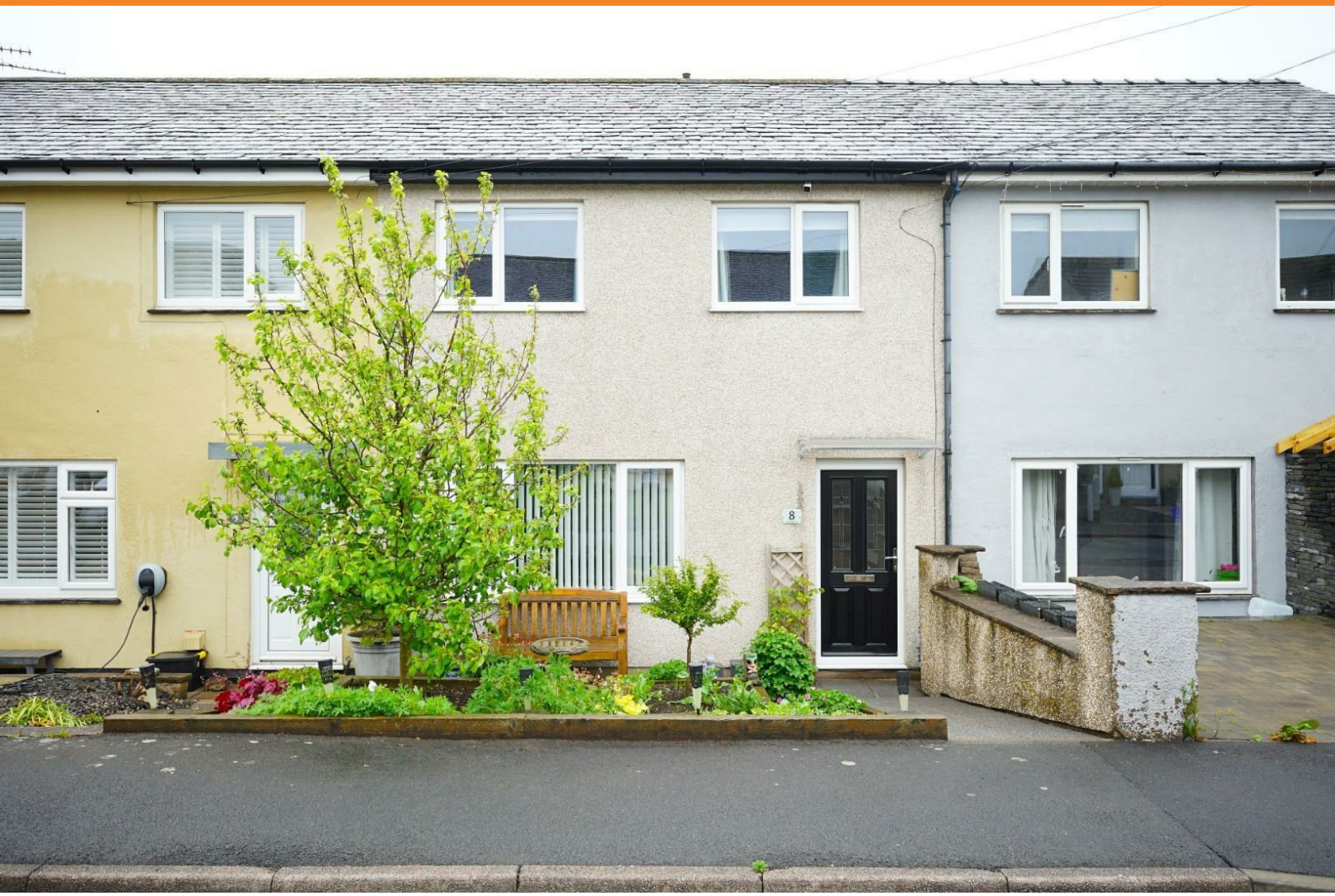
CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

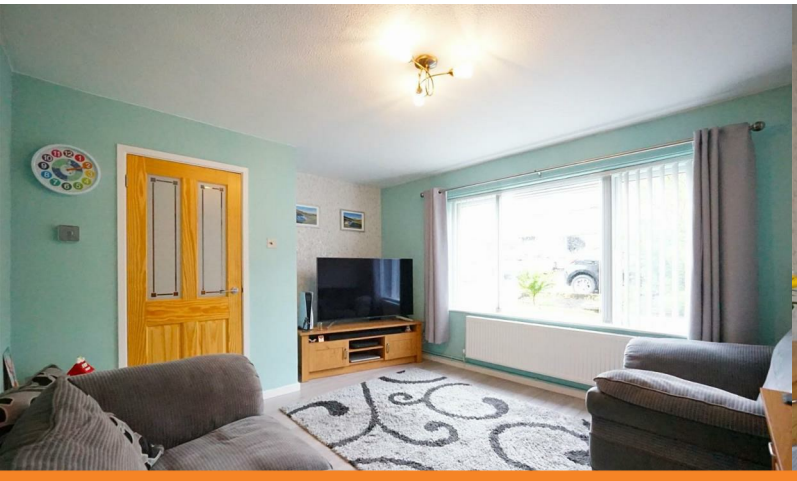


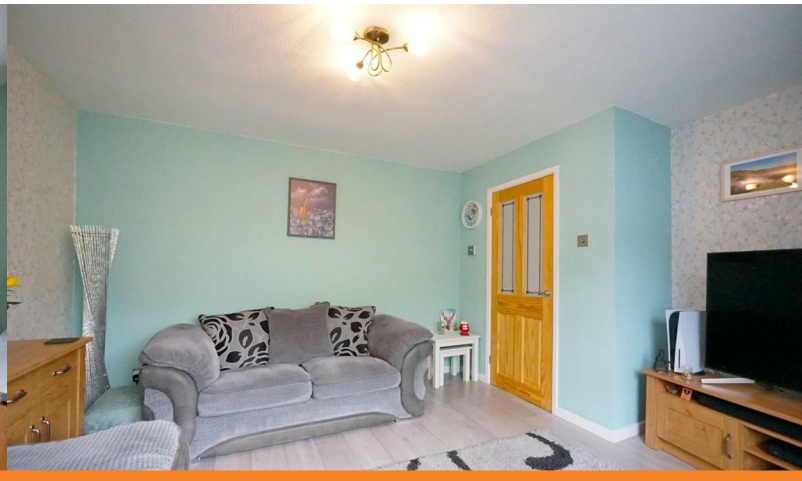
# 8 Park Avenue

## Ulverston, LA12 0HL

**Offers In The Region Of £210,000**

3 | 1 | 2 | D





14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

# 8 Park Avenue

## Ulverston, LA12 0HL

## Offers In The Region Of £210,000







*A superb three-bedroom mid mews home situated in a quiet cul-de-sac within the ever-popular village of Swarthmoor. This attractive property offers spacious and well-presented accommodation, making it an ideal first home or perfect for a growing family. To the rear is a lovely private garden with lawn and patio area, ideal for relaxing, entertaining, or enjoying family time outdoors. Conveniently located close to local amenities, schools, and transport links, this delightful home combines peaceful village living with everyday practicality. Local Occupancy restrictions apply.*

Entering the property, you are welcomed into a handy entrance hallway with stairs leading to the first floor. To the front of the home is a spacious and comfortable lounge with a large front facing window allowing for plenty of natural light, creating the perfect space for relaxing or entertaining.

To the rear, the kitchen offers a good range of fitted units and worktop space, with room for everyday dining and direct access through to the useful utility area. The utility provides additional storage and laundry space, with access out to the private rear garden featuring a lawn and patio area, ideal for outdoor seating and family enjoyment.

To the first floor, the landing leads to two well-proportioned double bedrooms along with a third single bedroom, perfect as a child's room, nursery, dressing room, or home office. Completing the accommodation is the family bathroom fitted with a bath, wash basin and WC.

Externally, the property benefits from a well-maintained and private rear garden, providing an ideal space for relaxation, outdoor entertaining, and children's play.

### Porch
5'9" x 3'3" (1.771 x 1.003)

### Entrance Hall
16'9" x 5'9" (5.114 x 1.764)

### Living Room
13'7" x 11'5" (4.164 x 3.497)

### Kitchen
11'1" x 8'4" (3.398 x 2.559)

### Landing
10'10" x 5'8" (3.319 x 1.733)

### Bedroom One
12'5" x 9'1" (3.796 x 2.781)

### Bedroom Two
10'1" x 7'2" (3.087 x 2.205)

### Bedroom Three
9'9" x 5'10" (2.982 x 1.795)

### Bathroom
7'10" x 5'5" (2.408 x 1.668)

### Rear Entrance
5'9" x 3'0" (1.763 x 0.916)

### Utility Room/Outbuilding
8'8" x 5'9" (2.662 x 1.778)



- Superb Mid Mews Home
- Quiet Cul De Sac Location
- Ideal First Home
- Local Occupancy Restrictions Apply
- Front & Rear Gardens
- Useful Utility/Outbuilding
- Close to Amenities
- Council Tax Band - B









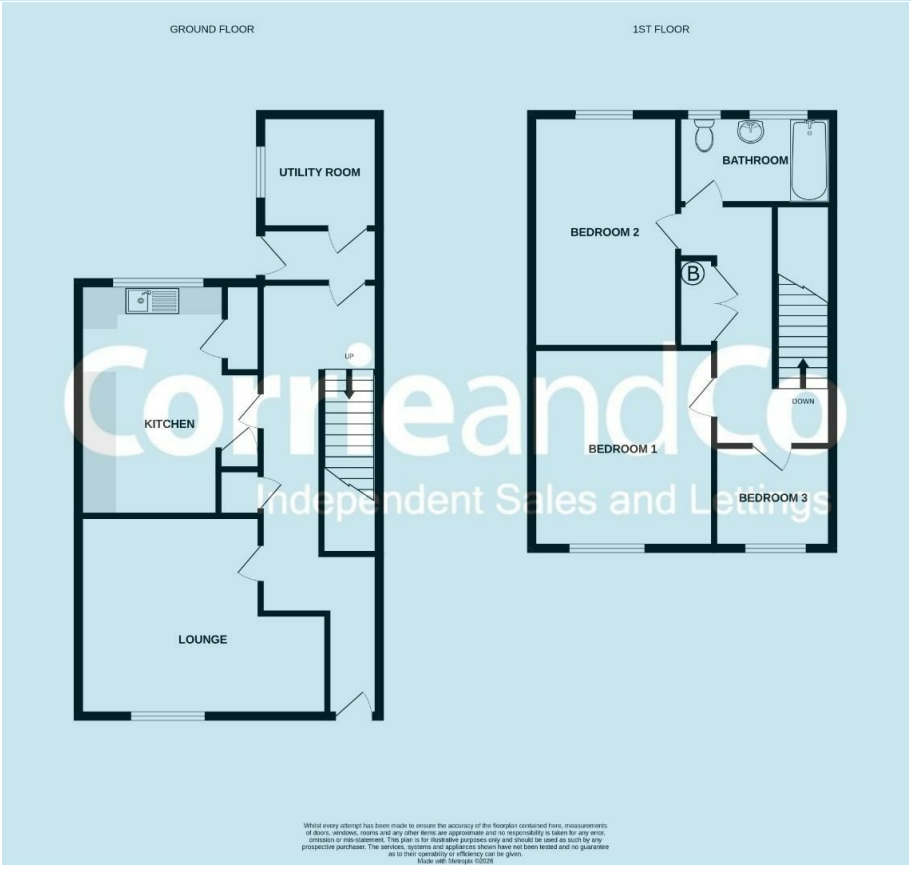

## Road Map




## 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.

