



## Ellerswell 41 Neville Street

Ulverston, LA12 0BJ

Offers In The Region Of £275,000



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A superb and rare find – a detached three-bedroom home just a stone's throw from the bustling market town of Ulverston. Perfectly positioned close to transport links and schools, this property offers convenience as well as comfort. The home benefits from an integral garage, off-road parking, and low-maintenance gardens to the front, side and rear. Inside, you'll find well-presented living spaces with neutral décor throughout, ready for a new owner to make their mark. A fantastic opportunity in a sought-after location – early viewing is highly recommended.

Step into the porch, which leads through to the main hallway, providing access to the stairs, lounge and kitchen diner.

The lounge is bright and welcoming, featuring oak-effect laminate flooring and a gas fire with a marble-effect hearth and white wood-effect surround.

The kitchen has been fitted with a range of cream shaker-style base and wall units, complemented by butcher block laminate worktops and a breakfast bar. There is space for a dishwasher, washing machine, fridge freezer and Range cooker, while still offering ample room for a dining suite – ideal for entertaining. Sliding doors open into the conservatory, a valuable addition providing a second sitting area with wrap-around windows and direct access to the garden.

Upstairs, there are three tastefully decorated bedrooms. The master benefits from fitted furniture and access to a generous storage area via a sliding door. The family bathroom features a three-piece suite comprising a bath with over-bath shower attachment, wash basin with mixer tap and a low-level flush WC, with additional storage space available if required.

Externally, the property offers a private, low-maintenance garden with mature shrubbery, a driveway providing off-road parking, and an integral garage – a rare benefit for a home so close to the town centre.

### Entrance Hall

10'5" x 6'2" (3.190 x 1.893)

### Living Room

16'7" x 10'4" (5.062 x 3.162)

### Kitchen-Diner

14'11" (4.570)

### Conservatory

12'9" x 9'5" (3.887 x 2.889)

### Landing

9'4" x 6'8" (2.858 x 2.055)

### Bedroom One

11'2" x 10'7" (3.417 x 3.230)

### Bedroom Two

12'9" x 7'9" (3.900 x 2.381)

### Bedroom Three

10'11" x 9'7" (3.334 x 2.945)

### Family Bathroom

10'4" x 5'4" (3.168 x 1.648)

### Garage

15'7" x 7'10" (4.765 x 2.397)



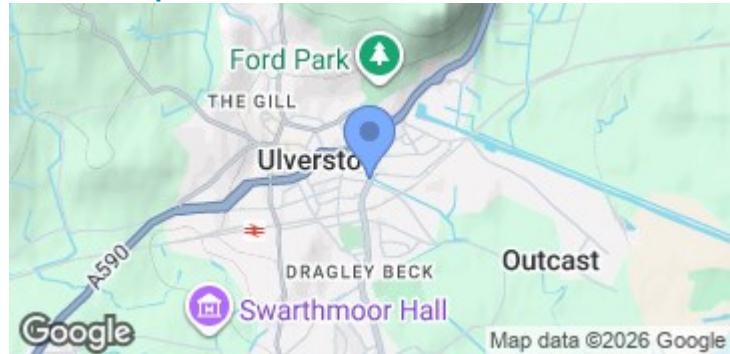
- Unique Detached Property
- Close to Schools & Transport Links
- Integral Garage & Off Road Parking
- Council Tax Band - C
- Stone's Throw to the Town Centre
- Conservatory
- Low Maintenance Gardens



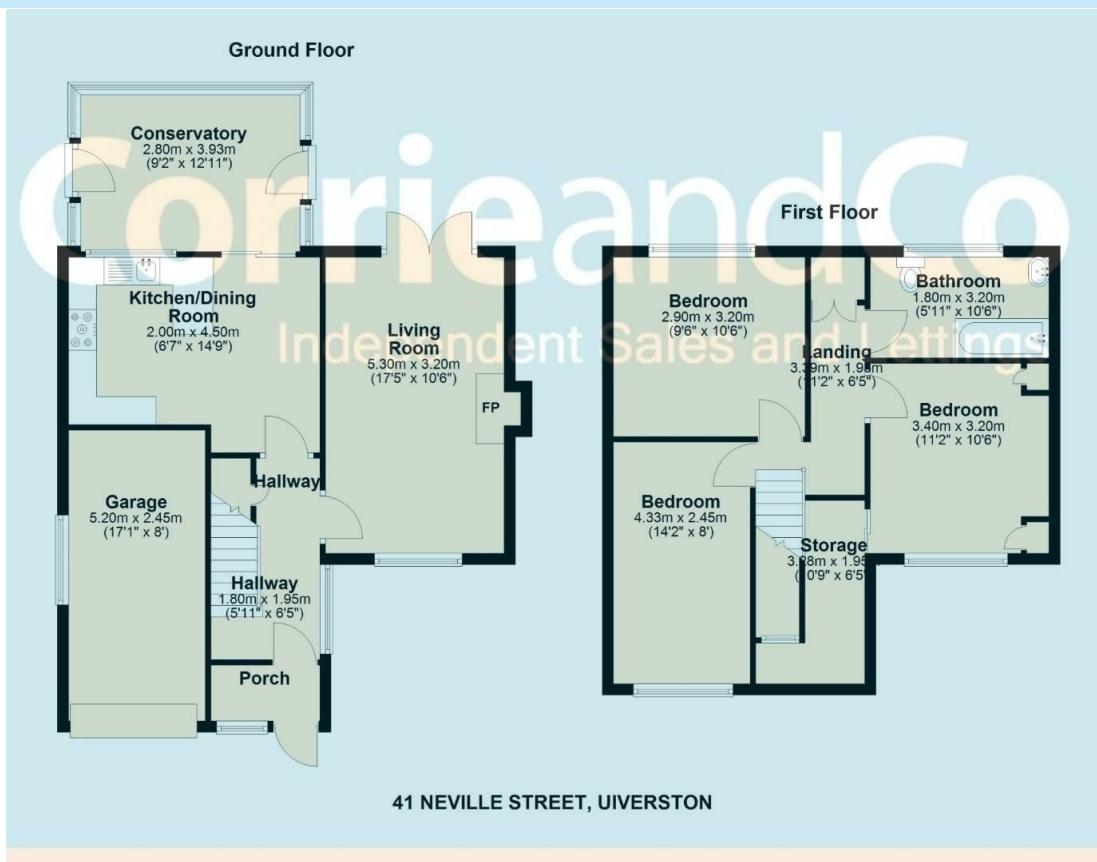
## Road Map



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			