



21 Boarbank Road

Ulverston, LA12 9PG

Offers In The Region Of £395,000



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This extended five-bedroom semi-detached house offers spacious and versatile living accommodation, ideal for growing families. Set on a generous plot, the property benefits from ample off-road parking, a well proportioned garage, and well-maintained rear gardens, perfect for outdoor entertaining or family relaxation. Inside, the extended layout provides a flexible floorplan with multiple reception areas and well-proportioned bedrooms, making this a fantastic opportunity to secure a comfortable and practical home in a desirable location.

Upon entering this spacious and well-presented five-bedroom extended semi-detached home, you are welcomed into a bright entrance hall which provides access to the staircase and the main living room. The living room is a comfortable space featuring a modern wall-mounted electric fire and oak-style doors that lead through to the stylish open-plan kitchen and dining area.

The kitchen is fitted with oak-style base and wall units, complemented by laminate work surfaces. It includes a gas hob and oven with an extractor hood, a central island, and modern LED kickboard lighting, creating a contemporary and functional space for family meals and entertaining. Double glazed doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Just off the kitchen is a handy utility area, a ground floor shower room, and internal access to the garage, adding excellent convenience to the layout.

Upstairs, the property offers five spacious bedrooms, providing ample accommodation for a growing family or guests. One of the bedrooms is currently being utilised as a study, making it ideal for remote work or quiet reading. The floor is served by a generous family bathroom, featuring modern fittings and plenty of space for everyday convenience.

Outside, the rear garden is a true highlight, featuring a paved patio area, a private garden enclosed by boundary fencing, and a decked seating area with a garden bar complete with electrics. This enchanting space also has a summer house with aluminium bi-fold doors, electric and internet connectivity, making this haven perfect for summer entertaining and relaxed evenings.

Hallway

7'9" (2.38)

GF Shower Room

5'8" x 4'9" (1.75 x 1.45)

Reception One

15'11" x 11'9" (4.86 x 3.59)

Dining Room

14'7" x 7'10" (4.46 x 2.4)

Kitchen

10'5" x 14'10" (3.2 x 4.54)

Utility Room

7'4" x 5'9" (2.26 x 1.76)

Bedroom One

13'9" x 8'3" (4.2 x 2.53)

Bedroom Two

9'10" x 8'4" (3.00 x 2.55)

Bedroom Three

10'2" x 12'5" (5'6") (3.11 x 3.80 (1.7))

Bedroom Four

12'7" x 8'7" (3.85 x 2.64)

Office

5'10" x 9'8" (1.8 x 2.95)

Garage

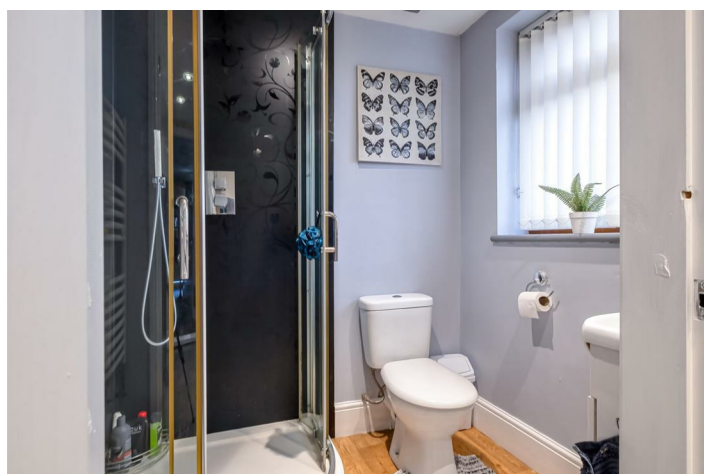
17'4" x 12'5" (5.3 x 3.8)

Summer House

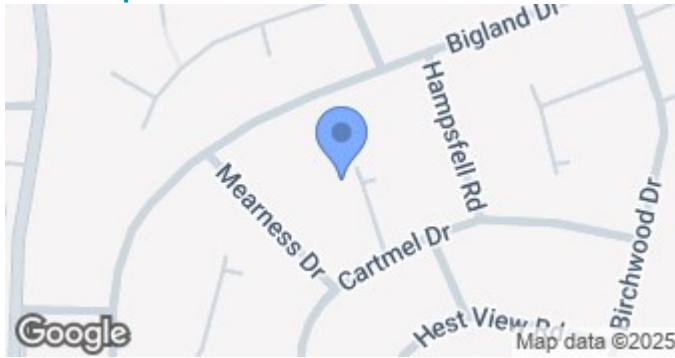
11'5" x 9'5" (3.5 x 2.88)



- Extended Semi Detached House
- Living Room and Open Plan Kitchen/Dining Room
- Four Double Bedrooms and Single Bedroom
- Rear Garden with Bar and Summer House
- Ever Popular Croftlands Estate
- Utility Room and Ground Floor Shower Room
- Garage and Shared Driveway
- Council Tax Band B



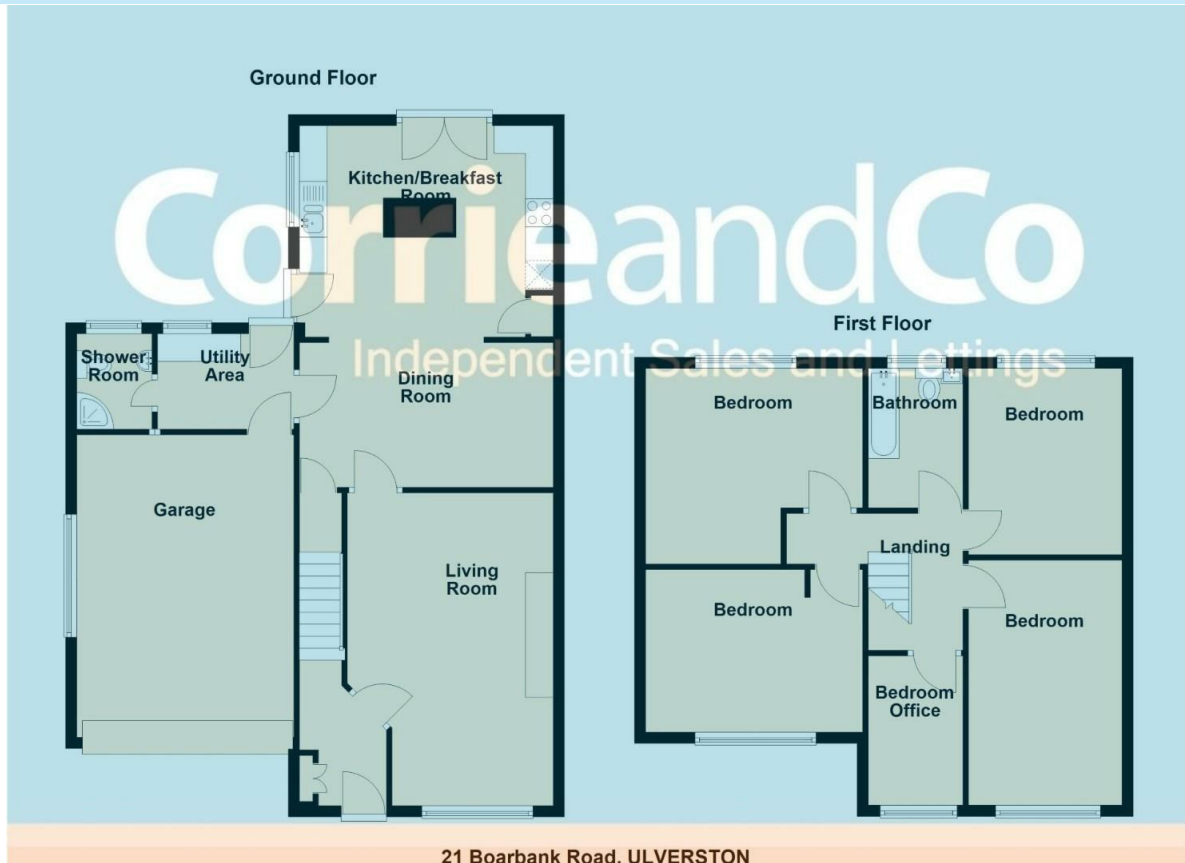
Road Map



Terrain Map



Floor Plan



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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.

