



21 Boarbank Road

Ulverston, LA12 9PG

Offers In The Region Of £420,000



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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)

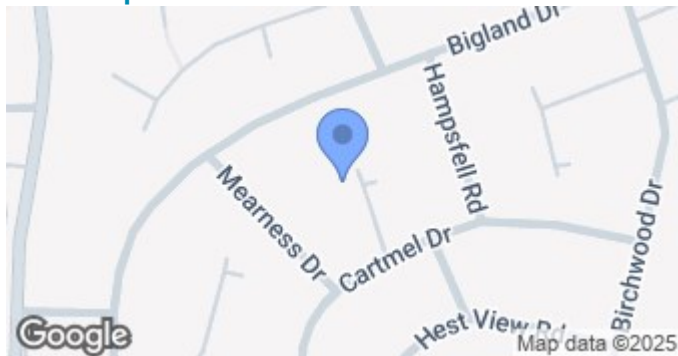


- Extended Semi Detached House
- Living Room and Open Plan Kitchen/Dining Room
- Four Double Bedrooms and Single Bedroom
- Rear Garden with Bar and Summer House

- Ever Popular Croftlands Estate
- Utility Room and Ground Floor Shower Room
- Garage and Shared Driveway
- Council Tax Band B



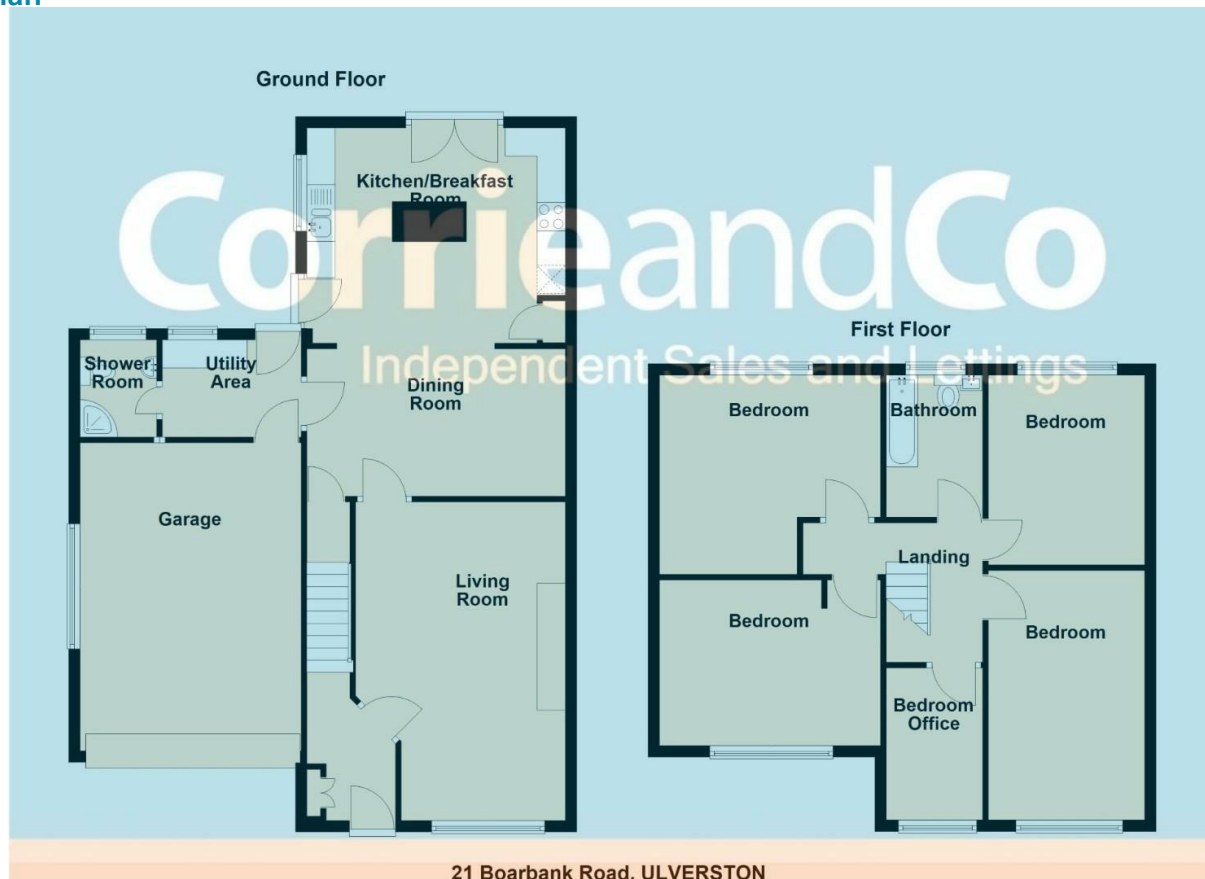
Road Map



Terrain Map



Floor Plan



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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.

