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## Brycemain Coast Road

Ulverston, LA12 0RG

Offers In The Region Of £290,000



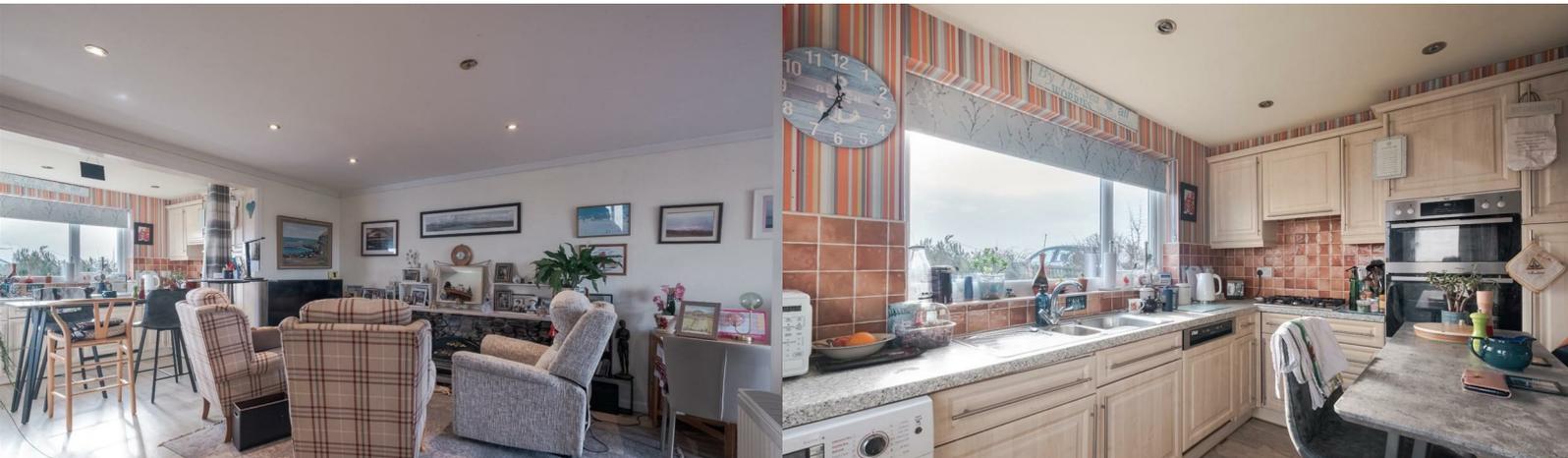
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# Brycemain Coast Road

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## Offers In The Region Of £290,000



*A charming detached bungalow on Coast Road in Roosebeck, near Ulverston, offering uninterrupted coastal views to the front across Morecambe Bay. This well-positioned home enjoys an enviable setting with ever-changing sea vistas, providing a peaceful retreat while remaining within easy reach of local amenities and transport links. The bungalow offers spacious and versatile accommodation, generous gardens, and excellent potential to modernise or extend (subject to the necessary permissions).*

Situated on Coast Road in Roosebeck, near Ulverston, this detached bungalow offers well-arranged accommodation with a practical and flowing layout.

The front door opens directly into the kitchen, which is fitted with a range of base and wall units and incorporates a gas hob and double electric fan oven, with ample worktop space for everyday cooking. The kitchen forms part of the open-plan kitchen and lounge, which runs from the front through to the rear of the property, creating a bright and spacious living environment. The lounge area provides plenty of space for seating and dining, ideal for both relaxing and entertaining.

An inner hallway leads to the remainder of the accommodation. The main bedroom is positioned to the front of the property and benefits from its own ensuite shower room. Bedroom two offers flexible use as a guest room, study, or dressing room. The family bathroom comprises a three-piece suite including a bath with shower over, wash hand basin and WC.

To the rear of the property, accessed from the inner hallway, is the garden room. This light-filled space features double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Externally, the rear garden includes a patio seating area and a lawned section. To the front, there is a further lawned garden along with off-road parking providing space for several vehicles.

### Lounge

13'3" x 11'10" / 6'9" x 8'3" (4.06 x 3.62 / 2.06 x 2.54)

### Kitchen

11'9" x 7'8" (3.60 x 2.36)

### Bedroom One

9'5" x 9'0" (2.88 x 2.75)

### Ensuite

4'9" x 10'4" (1.46 x 3.15)

### Bedroom Two

8'0" x 8'3" (2.45 x 2.54)

### Bathroom

7'5" x 5'6" (2.27 x 1.68)

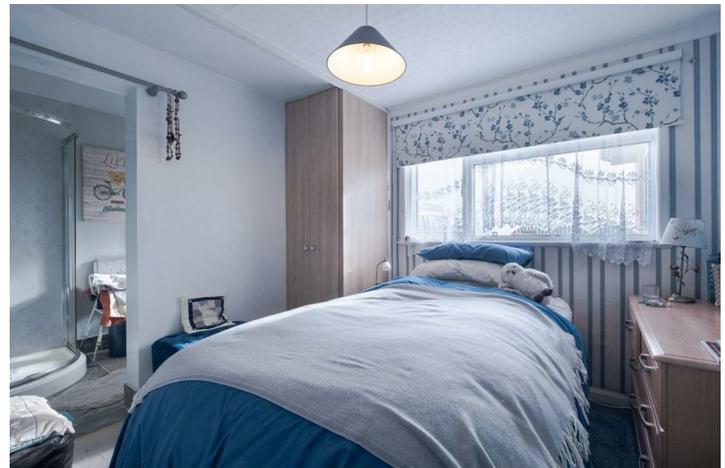
### Garden Room

10'1" x 16'4" (3.09 x 4.98)



- Detached Bungalow
- Versatile Accommodation
- Gardens Front and Rear

- Superb Views over Morecambe Bay
- Off Road Parking
- 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.

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			
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	