



59 Trinkeld Avenue

Ulverston, LA12 0XB

Fixed Asking Price £210,540



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Situated within a peaceful cul de sac on a popular residential development on the outskirts of Ulverston, this beautifully presented home, on the Shared Ownership Scheme, offers stylish, turn-key accommodation ideal for first time buyers or young families or those looking to simply move straight in.

Outside, the home continues to impress with off road parking for up to three vehicles to the front, while to the rear lies a beautifully landscaped garden, thoughtfully designed for both relaxation and entertaining. A standout feature is the substantial Log Cabin, complete with power, offering a fantastic versatile space that could be utilised as a home office, gym, studio, games room or simply the perfect place to unwind throughout the year. Local Occupancy Restrictions Apply.

Upon entering the property, you are welcomed into a practical entrance porch, which opens into a spacious reception room. This versatile reception room offers ample space for a family dining table and provides an ideal setting for everyday meals or entertaining guests. Stairs rise to the first floor, while the layout flows naturally through to the remaining ground floor accommodation. Leading from the dining room is the fitted kitchen, offering a good range of base and wall units with generous worktop space for food preparation.

From the kitchen, a door leads into the spacious lounge, a bright and inviting room positioned to the rear of the property overlooking the garden. French doors open directly onto the garden, allowing plenty of natural light to flood the room while creating a seamless connection between the indoor and outdoor living spaces.

Also located on the ground floor is the third bedroom, offering flexible accommodation which could equally serve as a home office, playroom or additional reception room depending on individual requirements. Completing the ground floor is a useful cloakroom fitted with a low level WC and wash hand basin.

To the first floor, the landing provides access to two generous double bedrooms, both offering comfortable proportions and excellent natural light. A useful store cupboard provides additional storage space. The family bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and a paneled bath with shower over, serving both bedrooms.

Externally, the property boasts a beautifully landscaped rear garden, thoughtfully designed to provide a private and peaceful outdoor retreat. Laid to lawn with well stocked borders and attractive seating areas, it offers the perfect setting for relaxing or entertaining family and friends. A particular highlight is the substantial Log Cabin, complete with electricity, providing a fantastic multi-purpose space ideal as a home office, gym, studio or garden bar. The garden truly extends the living accommodation and is a wonderful feature of this delightful home.

Living Room

12'9" x 12'9" (3.905 x 3.889)

Kitchen

11'10" x 10'8" (3.632 x 3.271)

Dining Area

14'8" x 11'11" (4.471 x 3.634)

Ground Floor WC

5'3" x 3'7" (1.607 x 1.097)

Study

10'11" x 6'5" (3.339 x 1.969)

Landing

6'7" x 5'6" (2.014 x 1.701)

Bedroom One

11'2" x 9'4" (3.418 x 2.867)

Family Bathroom

8'4" x 4'11" (2.558 x 1.522)

Bedroom Two

11'11" x 6'11" (3.643 x 2.112)

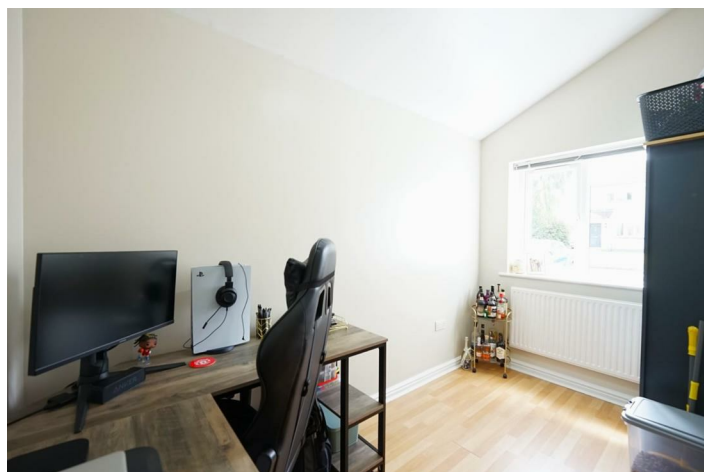
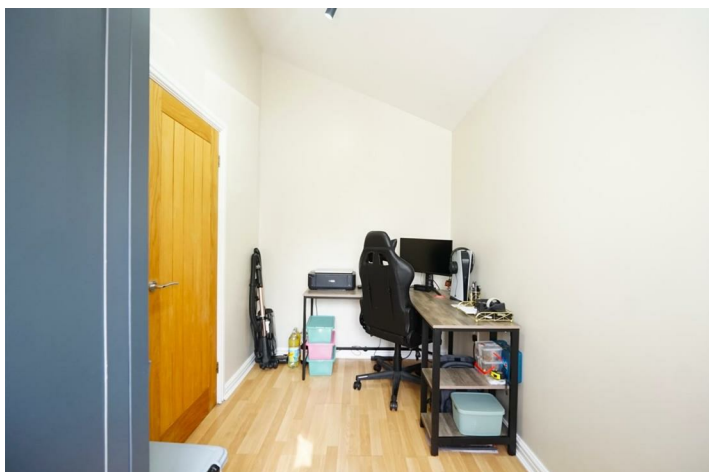
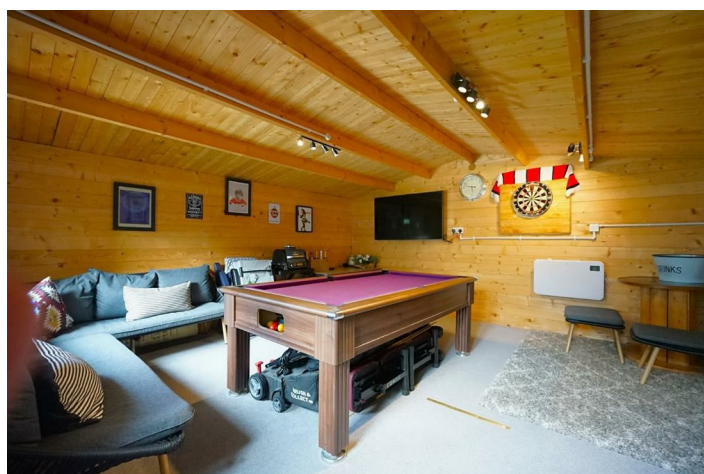
Detached Log Cabin

15'6" x 15'5" (4.736 x 4.712)

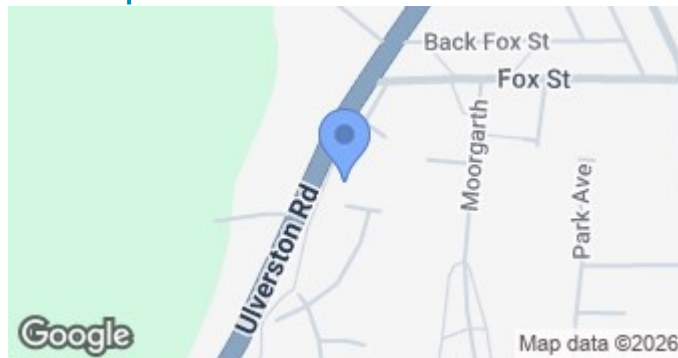


- Superb First Home
- 3 Bedrooms (One to the Ground Floor)
 - Beautiful Rear Garden
- Local Occupancy Restrictions Apply
- Council Tax Band - B

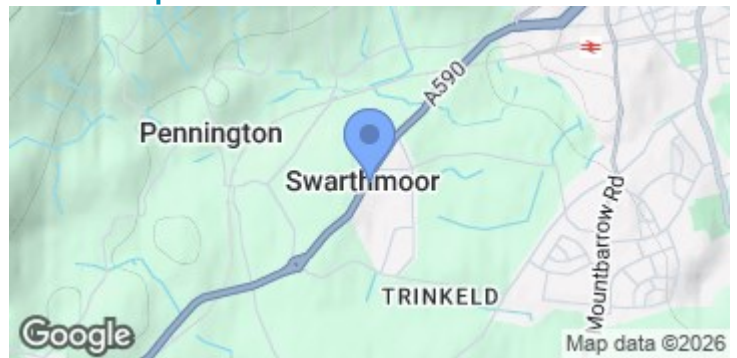
- Quiet Cul De Sac Location
 - Off Road Parking
- Substantial Log Cabin with Electric
- Discounted Sale Property: 72.6%



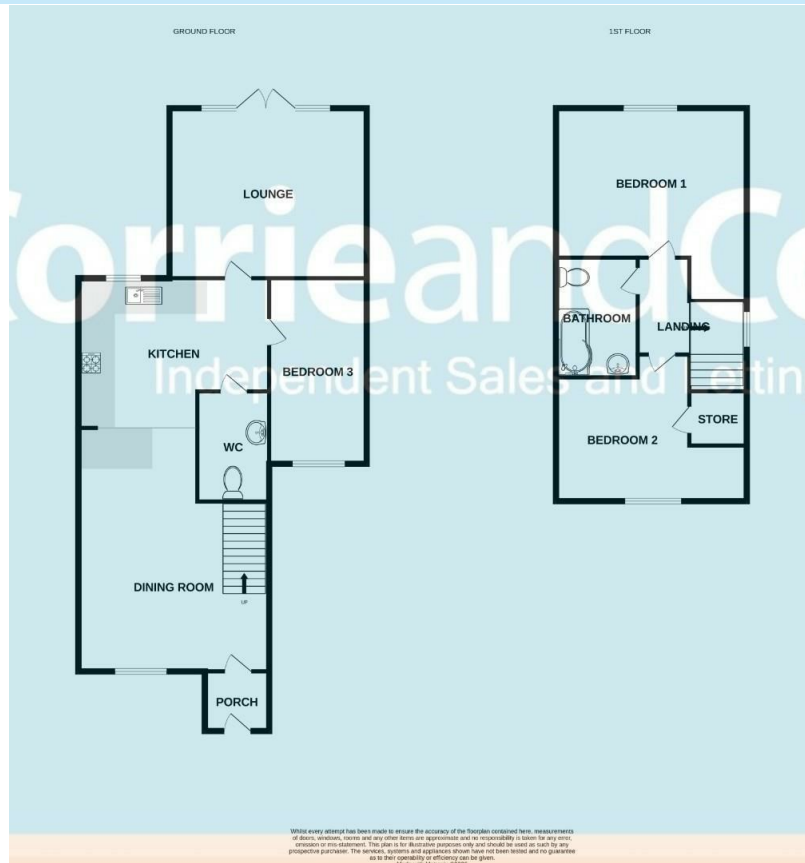
Road Map



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.

