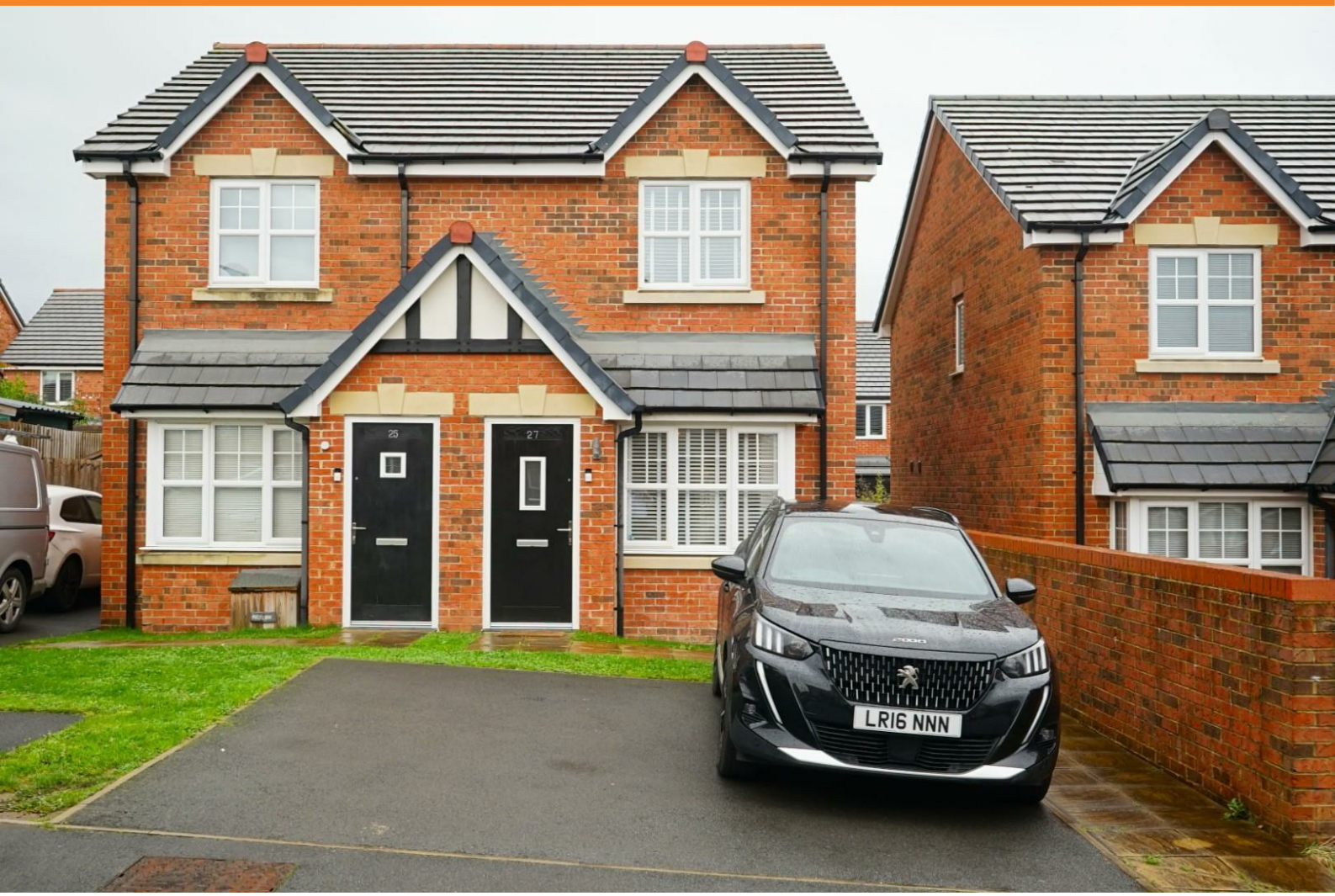
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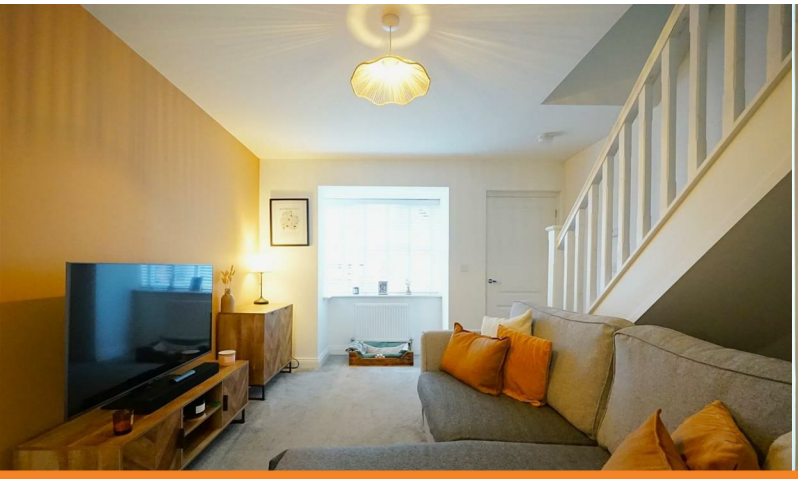


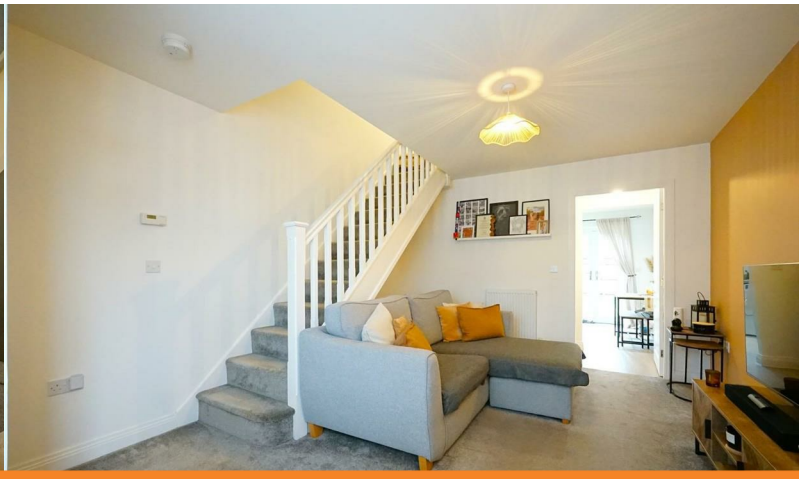

# 27 Sail Street

## Ulverston, LA12 9FJ

**Offers In The Region Of £105,000**

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# 27 Sail Street

## Ulverston, LA12 9FJ

## Offers In The Region Of £105,000







*A superb modern home situated on this sought after residential estate on the outskirts of Ulverston, offering a peaceful setting while remaining just a short drive from the beach and the amenities of the town. Tastefully decorated throughout and ready to move into, the property provides a welcoming, contemporary home ideal for first time buyers looking to take their first step onto the property ladder. Externally, the property benefits from off road parking to the front and a lawned rear garden, providing valuable outdoor space to relax and enjoy. Early viewings are strongly recommended.*

On approach, you will find a double driveway providing convenient off road parking.

Entering the property, you are welcomed into the spacious lounge, a comfortable reception space offering plenty of room for a variety of furniture. A window to the front allows natural light to flow into the room, while stairs lead to the first floor.

Moving through the property, you come to the modern kitchen diner, fitted with a range of tasteful white high gloss base and wall units arranged around the room. The kitchen incorporates a sink and hob, with space for a fridge freezer and washing machine. The practical layout provides an excellent area for cooking, with room for a dining table and chairs. French doors open outwards, creating a pleasant connection with the outside and allowing natural light to flow through the dining area. A useful ground floor WC is conveniently positioned off the kitchen diner, adding to the practicality of the accommodation.

The first floor landing provides access to two bedrooms and the bathroom. Both bedrooms are double in size, offering versatile accommodation and ample space for bedroom furnishings. They would suit a variety of needs, whether for a couple, small family, guests or a home office. The modern bathroom comprises a three piece suite, including a bath with an over bath shower, wash basin and WC.

To the rear of the property, you will find a private, lawned garden offering a pleasant outdoor space with scope for recreation, relaxing or enjoying time with family and friends.

### Vestibule
4'0" x 3'3" (1.225 x 1.001)

### Living Room
15'5" x 11'6" (4.721 x 3.526)

### Kitchen Diner
11'6" x 8'8" (3.524 x 2.652)

### Ground Floor WC
6'3" x 3'3" (1.909 x 1.006)

### Landing
6'4" x 5'9" (1.940 x 1.753)

### Bedroom One
11'7" x 10'4" (3.550 x 3.166)

### Bedroom Two
11'7" x 9'0" (3.546 x 2.744)

### Bathroom
6'3" x 5'5" (1.906 x 1.666)



- Superb home for a first time buyer
- Private rear garden
- Tasteful and modern decor throughout
- Monthly Rental - £241.91
- S106 local occupancy scheme
- Popular location on this modern development
- Off road parking to the front
- 50% Ownership
- Monthly Management & Insurance Fee - £33.53
- Council tax band - B









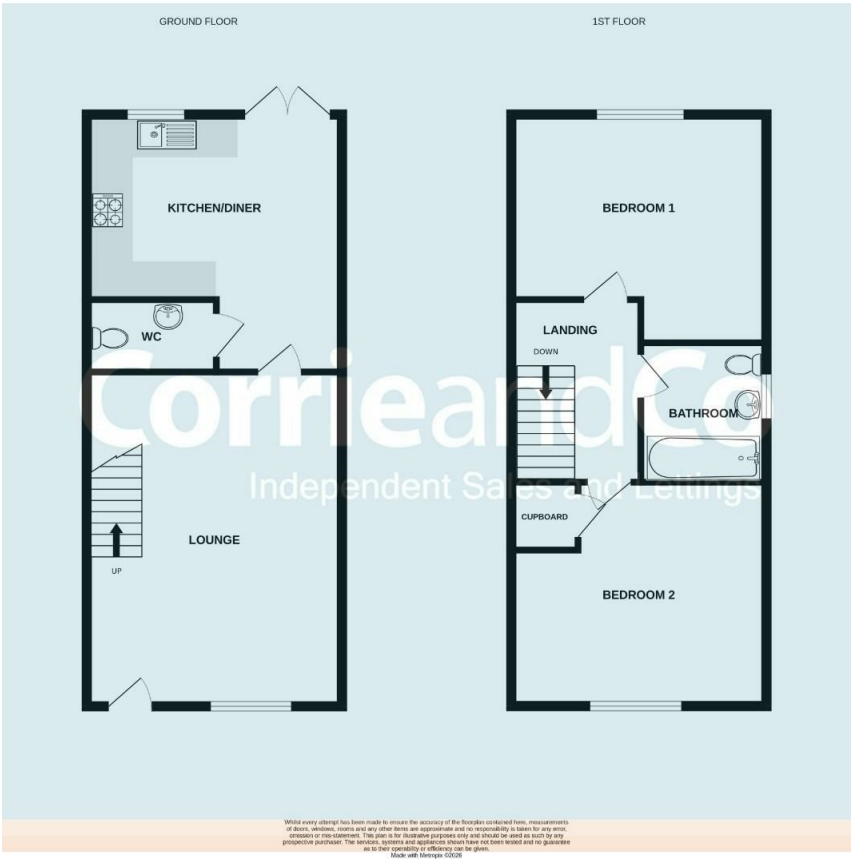
## Road Map




## 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.

