



## Carters Cottage 3 Union Lane

Ulverston, LA12 7BU

Offers In The Region Of £225,000



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*This beautifully presented two-bedroom cottage is ideally situated in the heart of Ulverston town centre, offering both charm and convenience. The property features a bright conservatory that overlooks a low-maintenance paved garden, perfect for relaxing or entertaining. Previously used as a successful holiday let, this delightful home presents a fantastic opportunity for first-time buyers or those seeking a cosy and characterful residence in a vibrant location. With all local amenities just a short stroll away, it combines comfort with an enviable position.*

Upon entering the property, you are welcomed into a practical entrance hall that provides access to the ground floor accommodation and staircase to the first floor. To the left, the well-appointed kitchen is thoughtfully laid out, offering ample workspace and storage, and conveniently positioned close to the main living areas.

Moving through, the cosy yet spacious lounge forms the heart of the home, providing a comfortable setting for everyday living. From here, doors lead into the bright conservatory, which enjoys plenty of natural light and offers pleasant views over the low-maintenance paved garden. This versatile space is ideal for dining, relaxing, or entertaining, with direct access out to the paved garden area.

Also on the ground floor is a modern bathroom, neatly finished and easily accessible from all main living areas, adding to the home's practicality.

Ascending to the first floor, the property offers two well-proportioned bedrooms set within the roof space. Both rooms are light and inviting, making excellent use of the available space and providing comfortable accommodation for occupants or guests.

Externally, the paved garden is easy to maintain and offers a private outdoor retreat—perfect for enjoying warmer months without the upkeep of a traditional lawn.

Ideally located in the heart of Ulverston town centre, this charming cottage combines character with convenience. A fantastic opportunity for first-time buyers, investors, or those seeking a cosy home within walking distance of shops, cafés, and local amenities.

## Entrance Hall

7'9" x 11'6" (2.38 x 3.52 )

## Lounge

10'4" x 12'5" (3.17 x 3.80)

## Conservatory

16'2" x 11'6" (4.93 x 3.52 )

## Kitchen

7'11" x 8'9" (2.42 x 2.67 )

## Ground Floor Bathroom

8'8" max x 7'7" (2.66 max x 2.32 )

## Bedroom One

9'8" x 11'3" (2.96 x 3.43 )

## Bedroom Two

7'10" x 12'1" (2.40 x 3.70)



- Suberb Location
- 2 Bedrooms
- Paved Garden Area
- Council Tax Band - B
- Ideal Holiday Cottage or First Home
- Conservatory
- No Chain



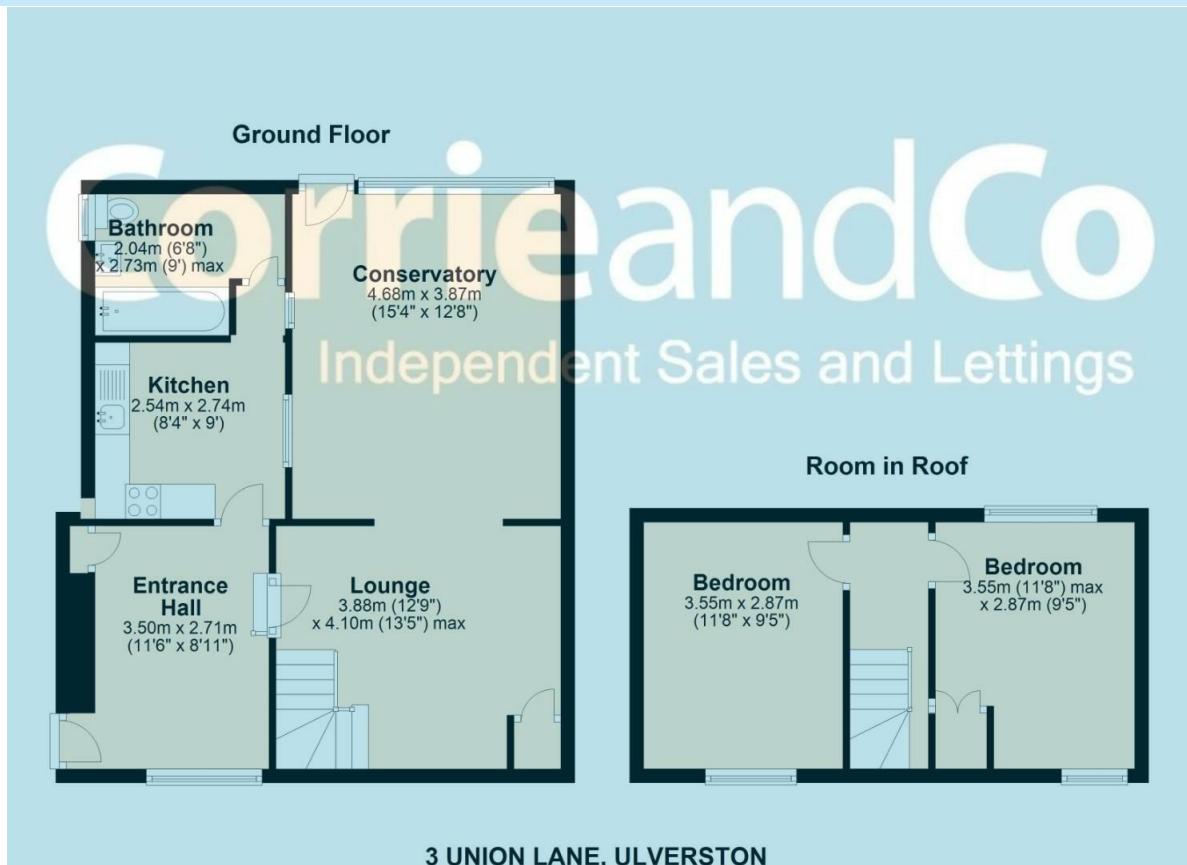
## Road Map



## 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.

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			