

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



66 Priory Road

Ulverston, LA12 9HN

Offers In The Region Of £285,000



3



2



2



66 Priory Road

Ulverston, LA12 9HN

Offers In The Region Of £285,000



This semi-detached home offers spacious accommodation throughout, including a lounge, a separate dining room and a fitted kitchen. The property also benefits from a conservatory, a flexible utility room and ground-floor WC. Upstairs, there are three well-proportioned bedrooms and a wet room. Externally, the home features a private rear garden, private double garage and presents an excellent opportunity for buyers seeking a property with plenty of potential to modernise and make their own.

Enter the property through the front entrance into a hallway. To the front of the property is a spacious lounge featuring attractive flooring and a fireplace, creating a comfortable focal point to the room. Adjacent to the lounge is a separate dining room, offering ample space for family meals. To the rear of the property is the fitted kitchen, complete with tiled flooring, tiled worktops and a gas hob. Beyond the kitchen is a hallway leading to a utility room and additional WC. A light conservatory provides an extra reception area with views and access to the rear garden space.

Stairs rise to the first-floor landing, which gives access to three well-proportioned bedrooms and a wet room fitted with tiled walls. You will also find entry to the loft with ladder access.

Externally, the property benefits from a private rear garden, offering a flexible outdoor space and a garage suitable for development (subject to relevant permissions), storage and/or further parking.

While the home offers generous accommodation and excellent potential throughout, it would benefit from some modernisation, making it an ideal opportunity for buyers looking to put their own style on a property.

Entrance Hall

6'3" x 4'6" (1.920 x 1.373)

Living Room

17'7" x 10'11" (5.376 x 3.348)

Kitchen (Open Plan)

13'9" x 6'9" (4.210 x 2.059)

Dining Room (Open Plan)

12'9" x 10'7" (3.897 x 3.248)

Conservatory

11'2" x 10'8" (3.418 x 3.258)

Utility

8'3" x 6'10" (2.528 x 2.108)

Ground Floor WC

7'2" x 2'5" (2.206 x 0.745)

Rear Entrance

6'9" x 2'10" (2.075 x 0.873)

Landing

8'11" x 5'10" (2.737 x 1.802)

Bedroom One

12'7" x 11'4" (3.856 x 3.479)

Bedroom Two

10'8" x 8'4" (3.272 x 2.559)

Bedroom Three

8'11" x 7'7" (2.720 x 2.333)

Wet Room

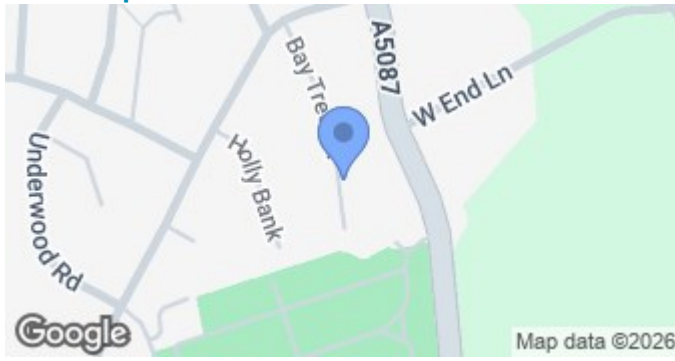
6'2" x 5'9" (1.894 x 1.774)



- Semi-Detached House
 - Ground Floor WC
 - Close To Local Amenities
 - Double Garage
- Three Bedrooms
 - Garden
- Renovation Opportunity
- 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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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	