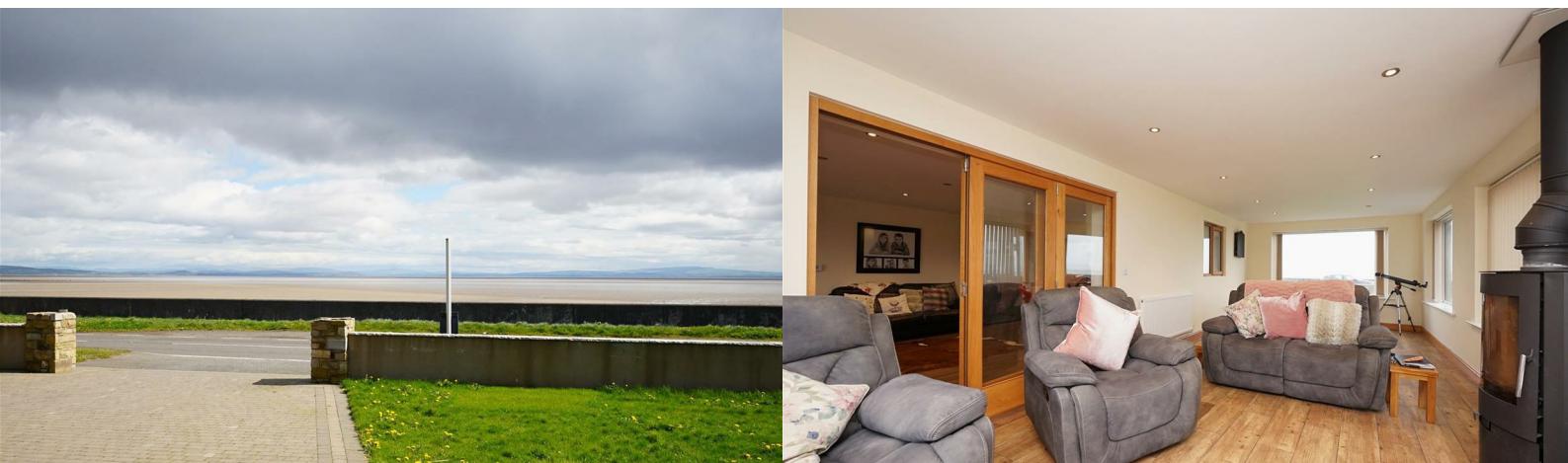


Waters Edge

Ulverston, LA12 0RE

Offers In The Region Of £625,000



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Welcome to this stunning modern detached property by the sea, where breathtaking views meet contemporary comfort. Situated in a picturesque village location, this home offers a perfect blend of tranquility and convenience, making it an ideal retreat for those seeking a coastal lifestyle. The Juliet balcony off the master bedroom is a charming addition, allowing you to enjoy the fresh sea air and stunning vistas from an elevated perspective. Forget the stress of finding parking space. This property offers ample off-road parking and a garage, ensuring convenience and security for your vehicles. The rear garden is a private oasis with a sunny aspect, perfect for relaxing or hosting gatherings with family and friends. It's a great space to enjoy the outdoors and soak up the sun. Contact us today to schedule a viewing and discover the beauty and serenity that await you in this remarkable seaside home!

Entrance Hall

10'5" x 4'8" (3.193 x 1.447)

Lounge

16'0" x 14'9" (4.880 x 4.521)

Sun Room

28'5" x 11'6" (8.681 x 3.506)

Kitchen Diner

29'7" x 13'3" (9.029 x 4.053)

Ground Floor WC

7'6" x 3'8" (2.305 x 1.130)

Landing

7'6" x 6'5" (2.288 x 1.961)

Bedroom One

18'7" x 17'7" (5.675 x 5.378)

En Suite

11'4" x 7'11" (3.473 x 2.417)

Bedroom Two

14'10" x 13'9" (4.537 x 4.201)

Dressing Room

11'6" x 7'7" (3.523 x 2.316)

Study

10'5" x 7'4" (3.180 x 2.255)

Bedroom Three

15'1" x 12'4" (4.619 x 3.777)

Family Bathroom

11'6" x 8'5" (3.515 x 2.569)

Garage

25'2" x 11'1" (7.693 x 3.401)



- Stunning Sea Views
- Garage
- Modern Décor Throughout
- Council Tax Band - E
- Ample Off Road Parking
- En Suite to Master Bedroom
- Sunny Aspect Rear Garden



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	