



## 38 1/2 The Gill

Ulverston, LA12 7BP

A rare opportunity to acquire The Den, a distinctive and characterful one-bedroom dwelling situated in a prime town centre location. Currently utilised as an office/library, this unique space offers exceptional versatility—ideal for working from home, creative pursuits, or as a private retreat. With charming features and a central position, The Den combines historic appeal with modern convenience, making it a standout opportunity for those seeking something truly individual.

**Offers In The Region Of £280,000**

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- Town Centre Location
- Versatile Accommodation
- Characterful Features Throughout
- Terrace Patio
- Gas Central Heating
- Council Tax Band B

## Drawing Room

22'1" x 20'6" (6.75 x 6.25 )

## Terrace

## Ground Floor WC

7'3" x 48'3" (2.22 x 147)

## Home Theatre

9'10",59'0" x 17'2" (3,18 x 5.25 )

## Kitchenette

6'1" x 10'10" (1.86 x 3.31 )

## Mezzanine

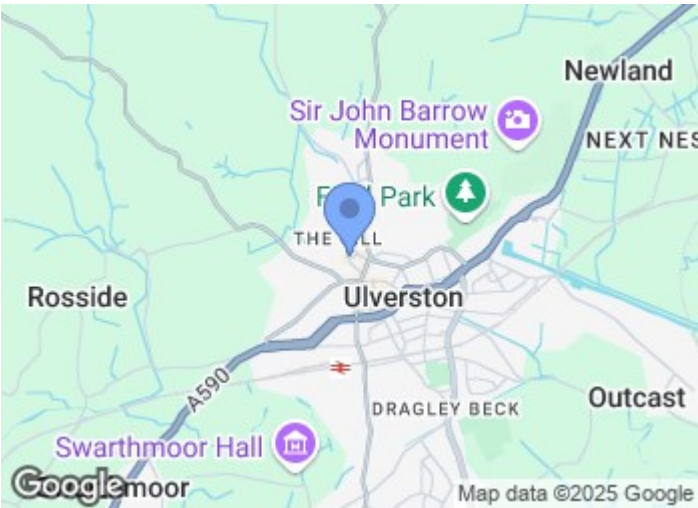
31'6" max x 20'2" max (9.62 max x 6.15 max )

## Bedroom

13'2" x 9'0" (4.03 x 2.76 )

## En Suite Shower Room

6'5" x 9'1" (1.97 x 2.77)

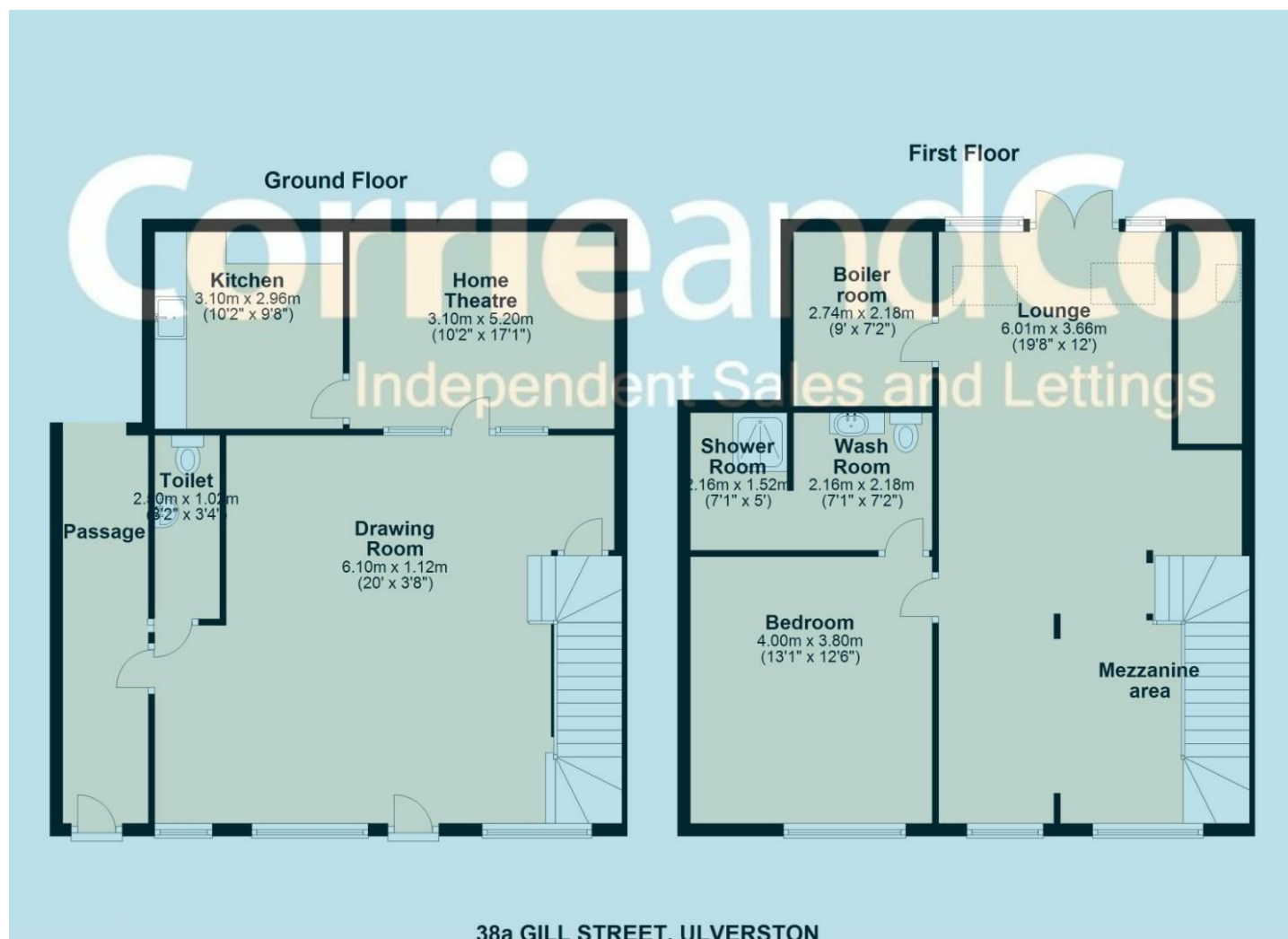


## Directions





## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

