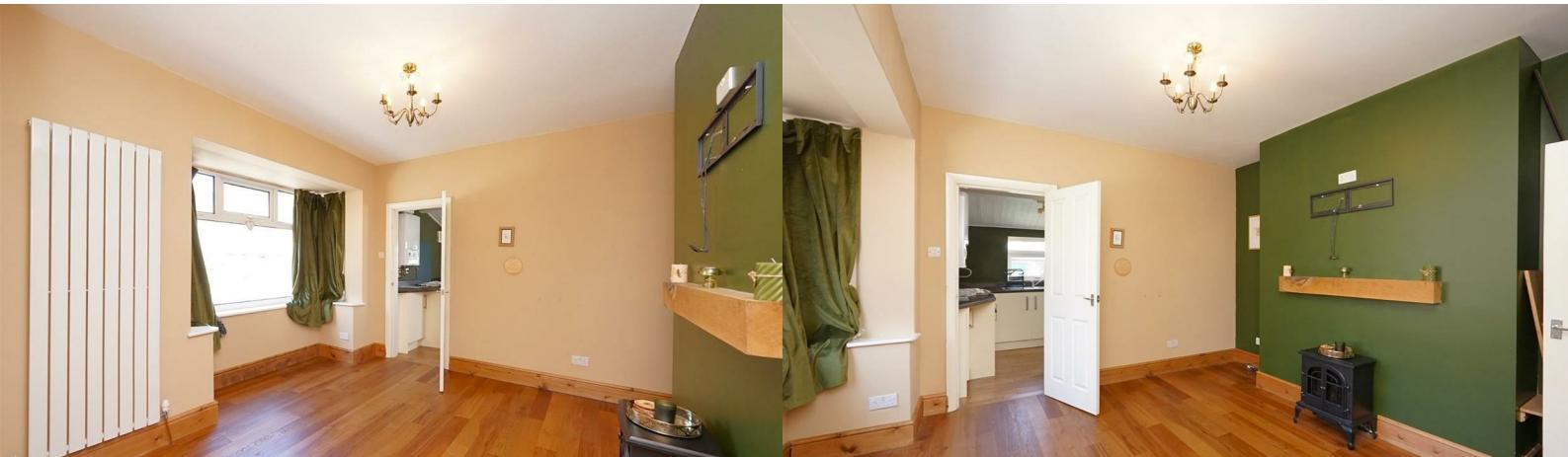




## Sunny Side Fox Street

Ulverston, LA12 0HT

Offers In The Region Of £250,000



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Nestled in a charming area of Swarthy Moor near Ulverston, this delightful detached bungalow with a garage and private rear garden offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat. The bungalow's layout promotes easy living, with spacious rooms that invite natural light, creating a warm and welcoming atmosphere. This property presents a wonderful opportunity to embrace a relaxed lifestyle in a picturesque setting.

Welcome to this charming detached bungalow, ideally situated with a garage and off-road parking. Lovely frontage features mature shrubbery and a well-kept garden, offering both privacy and kerb appeal.

As you approach the property, the driveway provides convenient off-road parking, while the attractive front garden sets a welcoming tone.

Step inside through the front door and into a central hallway that serves as the heart of the home. Immediately to either side, you'll find two spacious double bedrooms, each boasting large bay windows that flood the rooms with natural light. These generously proportioned rooms easily accommodate double beds and additional furnishings, making them perfect for family members or guests.

Continuing down the hall toward the rear of the bungalow, you'll find a third bedroom—a cosy space ideal for a child's room, guest room, or even a home office. Adjacent to this is the family shower-room, complete with essential fittings and a comfortable layout.

To the rear of the property lies the lounge area, a relaxing space perfect for unwinding or entertaining. Just off the lounge is the kitchen, which features a gas hob, stainless steel sink, and ample storage. From the kitchen, there is direct access to a utility room, providing a practical area for laundry and additional storage needs.

This well-laid-out bungalow offers comfortable, versatile living in a peaceful setting—perfect for those seeking single-level living with modern convenience and traditional charm.

### Entrance Hall

15'0" x 6'9" (4.585 x 2.064)

### Living Room

12'1" x 11'4" (3.684 x 3.458)

### Kitchen

8'9" x 7'10" (2.690 x 2.399)

### Utility

7'7" x 5'7" (2.334 x 1.704)

### Bedroom One

13'3" x 12'0" (4.047 x 3.661)

### Bedroom Two

13'1" x 12'1" (3.996 x 3.691)

### Bedroom Three

11'4" x 9'4" (3.459 x 2.847)

### Shower Room

6'8" x 6'1" (2.040 x 1.861)

### Garage

15'2" x 9'4" (4.645 x 2.854)



- Detached bungalow
- Mature gardens for relaxation
- Easy access to local amenities
- Garage
- Two spacious bedrooms
- Quiet and peaceful area
- Off Road parking
- Tax Band C



## 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 <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	