



## 1 Sandside

Ulverston, LA12 9EG

Offers In The Region Of £275,000



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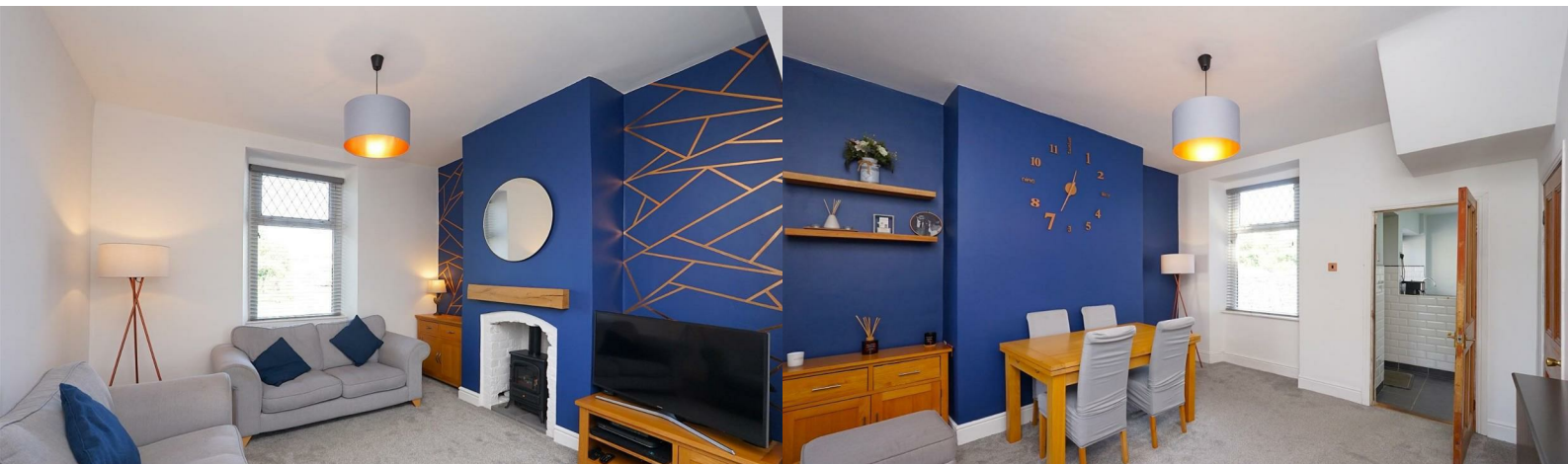
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# 1 Sandside

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## Offers In The Region Of £275,000



*A charming end-terrace home offering two well-proportioned bedrooms plus a versatile attic room, ideal as a home office or guest space. Situated in a sought-after location, this property also benefits from the use of a rented garden and off-road parking & garage – a rare find in the area. A perfect opportunity for first-time buyers, small families, or those looking to downsize in a peaceful yet convenient setting.*

Step into the welcoming entrance hall, which provides access to the staircase and leads directly into the heart of the home – a stylish open-plan living and dining room.

The living room features bold, contemporary décor, with an eye-catching electric stove set within a brick inset and topped with a rustic wooden lintel. A window to the front elevation allows plenty of natural light, creating a warm and inviting space. Flowing seamlessly into the dining area, you'll find matching bold styling, a useful understairs storage cupboard, and a rear-facing window that looks out over the yard.

From the dining room, step into the modern kitchen, fitted with sleek white base and wall units, a chrome gas hob with over head extractor fan, and clean white tiling to half-height. A door leads out to the rear yard area, which includes access to a garage and off-road parking spaces – a rare and highly sought-after feature.

Beyond the yard lies a rented detached garden – a fantastic bonus space boasting a good-sized lawned area, patio for seating or entertaining, and fenced borders for privacy.

On the first floor, you'll find two generously sized bedrooms and a stunning four-piece family bathroom, complete with separate shower, tiled flooring, and tasteful half-height wall tiling. From the landing, a spiral staircase leads up to the converted attic room – a flexible space ideal for a home office, hobby room, or occasional bedroom.

### Entrance Hall

15'5" x 3'3" (4.722 x 1.010)

### Living Room

12'3" x 10'10" (3.741 x 3.314)

### Dining Room

13'1" x 12'1" (4.010 x 3.707)

### Kitchen

11'9" x 7'4" (3.591 x 2.254)

### Landing

13'2" x 5'10" (4.026 x 1.802)

### Bedroom One

16'2" x 11'2" (4.931 x 3.406)

### Bedroom Two

13'3" x 9'10" (4.039 x 3.015)

### Family Bathroom

11'9" x 7'8" (3.599 x 2.346)

### Attic Room

11'10" x 11'8" (3.616 x 3.573)



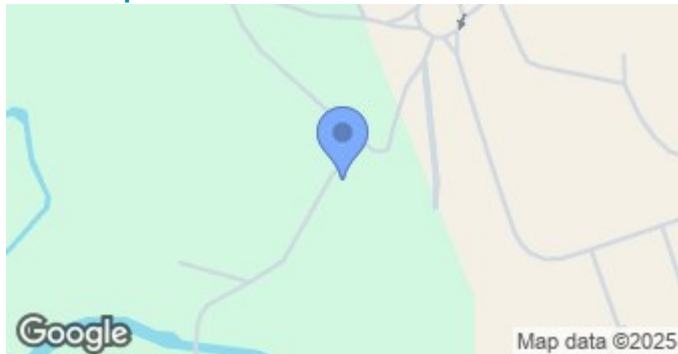


- Suberb Location
- Rented Detached Garden - £25 Per Annum
  - Garage
- Council Tax Band B

- Two Bedrooms plus Attic Room
  - Off Road Parking
  - Beautifully Presented



## Road Map



## Terrain Map



## Floor Plan



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