



60 Park Road

Ulverston, LA12 0HH

Offers In The Region Of £200,000



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This charming cottage enjoys stunning countryside aspects, including views towards the iconic Hoad Monument. The property offers well-proportioned accommodation and is complemented by a generous rear "yarden" with outbuildings benefitting from power — ideal for storage, utility use or hobbies. An excellent opportunity for first-time buyers or investors alike, the home is conveniently located just a short drive from local amenities, schools and transport links.

Step into the entrance porch and through to the welcoming hallway, which provides access to the staircase and dining room. The dining room flows seamlessly into the living room, creating an open-plan feel with an abundance of natural light. From the front-facing window, the lounge enjoys uninterrupted views across the fields and towards the Hoad Monument.

Offset from the dining room is the stylish, modern kitchen. Fitted with a range of steel-grey base and wall units, the kitchen includes space for a Rangemaster cooker, dishwasher and fridge freezer. A characterful Belfast sink and built-in microwave add both charm and practicality. From here, a door leads out into the generous rear yard, complete with two outbuildings – one currently utilised as a handy utility space.

Ascending to the first floor, you will find two well-proportioned double bedrooms, each tastefully decorated. The master bedroom, positioned at the front, takes full advantage of the superb countryside views. Completing the accommodation is a beautifully appointed four-piece family bathroom, featuring an oval claw-foot bath with telephone mixer tap and shower attachment, a separate corner shower unit, WC and wash basin. The boiler is also housed within this space.

Entrance Hall

16'7" x 3'3" (5.055 x 1.006)

Living Room

12'3" x 12'0" (3.751 x 3.675)

Dining Room

12'2" x 11'10" (3.725 x 3.630)

Kitchen

12'6" x 8'6" (3.828 x 2.598)

Landing

12'3" x 5'6" (3.757 x 1.693)

Bedroom One

15'9" x 12'3" (4.819 x 3.749)

Bedroom Two

12'3" x 10'0" (3.747 x 3.054)

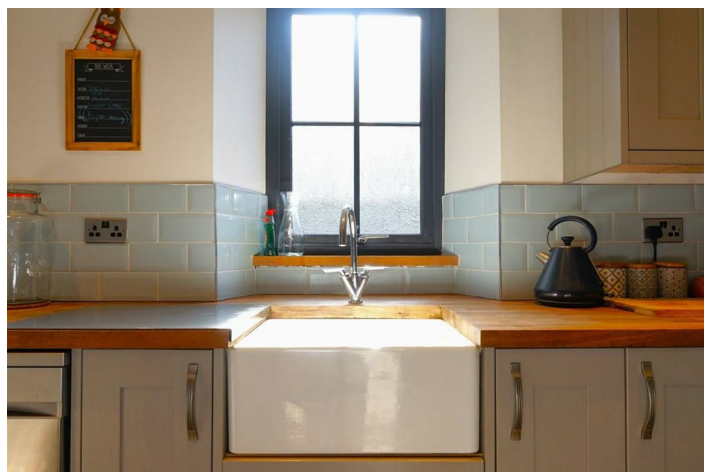
Family Bathroom

12'6" x 8'6" (3.835 x 2.607)



- Superb First Home or Investment
- Generous & Modern Accommodation
 - 2 Double Bedrooms
 - Council Tax Band - B

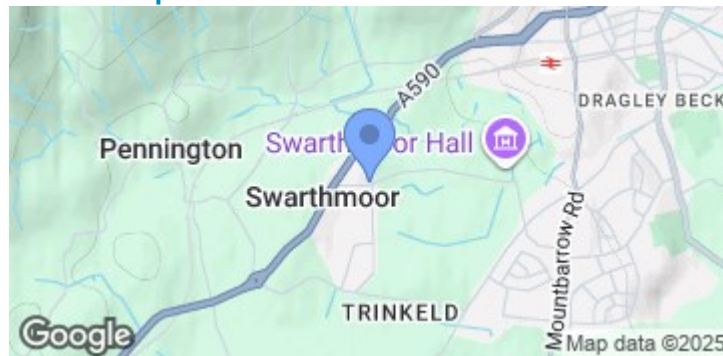
- Rear "Yarden" with Outbuildings
- Views Over The Fields & Towards Hoad
 - 4 Piece Modern Bathroom Suite



Road Map



Terrain Map



Floor Plan



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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.

