



9 Lightburn Road

Ulverston, LA12 0AU

Offers In The Region Of £269,500



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Welcome to this charming Victorian terrace home that exudes character and warmth. One of the highlights of this property is the low maintenance courtyard garden at the rear, perfect for enjoying a cup of tea on a sunny morning or hosting a summer barbecue. Additionally, the outbuilding/utility room adds extra storage space and functionality to the home, catering to your practical needs. Conveniently located just a stone's throw away from the town centre, this home offers easy access to a variety of amenities, including shops, restaurants, and leisure facilities. With schools and transport links in close proximity, this property is ideal for families looking for a well-connected place to call home.

Welcome to this warm and inviting three-bedroom Victorian mid-terrace home, where period charm meets thoughtful modern updates. The classic front courtyard greets you on arrival, setting the tone for the characterful spaces within.

Stepping inside, the entrance hall welcomes you with Victorian tile flooring and a traditional radiator, exuding timeless appeal.

To your right, the living room is brightened by bay windows, with beautiful traditional coving and a picture rail adding detail. A wood-burning stove serves as the cosy focal point, creating a perfect space for unwinding.

Further in, the dining hall is an ideal spot for gatherings, featuring a charming fireplace and practical built-in cupboards that blend style with functionality.

Upstairs, three bedrooms and a modern family shower-room await, two bedrooms retaining their traditional floorboards for added character. The third bedroom is currently set up as a dressing room with ample storage.

Rear Courtyard Garden

At the rear, a light-filled courtyard garden combines flagstones and decking for a versatile outdoor retreat. A useful outhouse provides extra storage and houses the washer and dryer.

With a cosy, endearing atmosphere throughout, this home balances Victorian character with modern comfort.

Entrance Hall

14'9" x 3'0" (4.498 x 0.928)

Living Room

13'11" x 11'6" (4.252 x 3.512)

Dining Room

12'10" x 11'10" (3.925 x 3.624)

Kitchen

10'2" x 8'9" (3.101 x 2.670)

Outhouse/Utility

8'11" x 5'10" (2.741 x 1.786)

Landing

12'11" x 4'10" (3.959 x 1.498)

Bedroom One

14'9" x 10'10" (4.510 x 3.318)

Bedroom Two

12'11" x 9'8" (3.956 x 2.970)

Bedroom Three

6'9" x 10'9" (2.075 x 3.300)

Bathroom

6'10" x 5'9" (2.108 x 1.774)



- Authentic Victorian Home
- Convenient Location Close to Amenities
 - Close to Transport Links & Schools
 - Low Maintenance Courtyard Garden

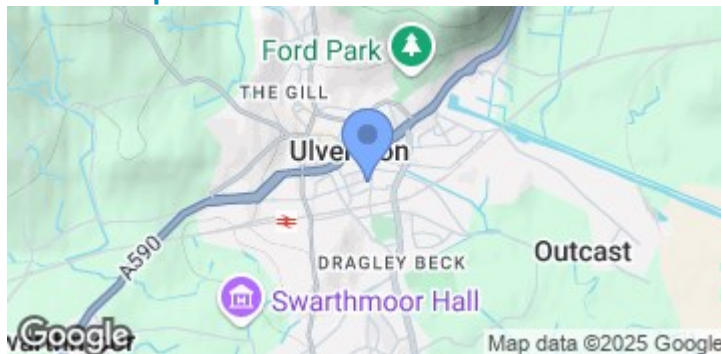
- Classic Front Courtyard
- Useful External Utility/Outbuilding
- Ideal First Home or Investment Opportunity
 - Council Tax Band - C



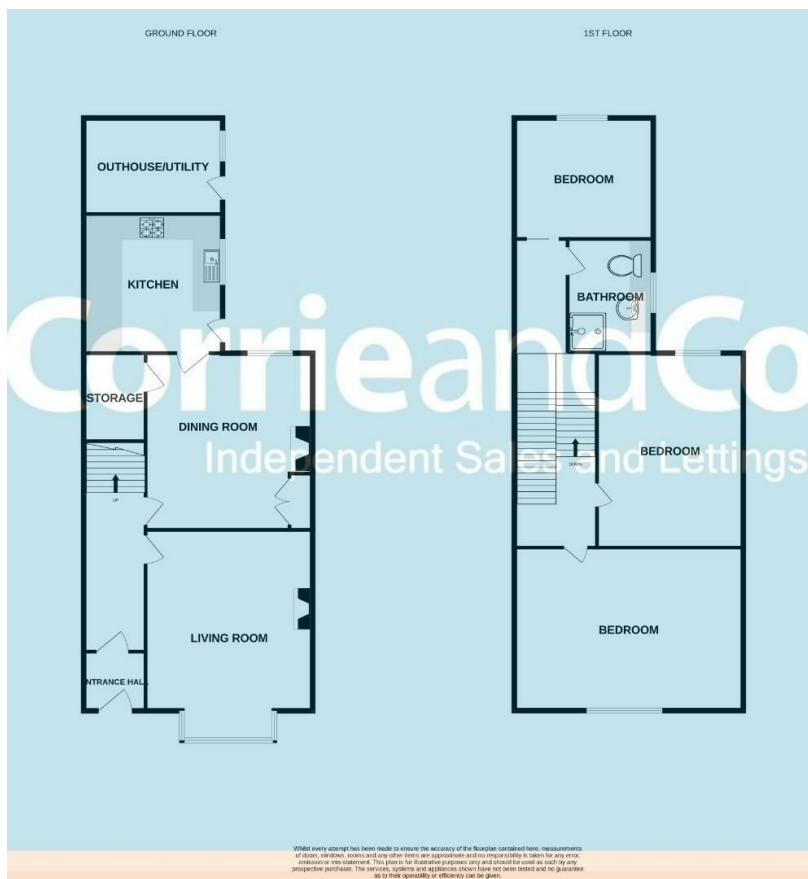
Road Map



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.

