

## Flat 2, Barley Mow The Ellers

Ulverston, LA12 0AQ

Asking Price £166,000



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*Offered with no chain... Discover this stylish first-floor apartment in Ulverston - an ideal opportunity for first-time buyers or savvy investors. Boasting modern décor throughout, the property offers two well-proportioned bedrooms, a spacious lounge, a kitchen diner, a utility room, and a contemporary bathroom. Enjoy the benefits of double glazing, off-road parking with a private carport, and a balcony that delivers views of the iconic Hoad Monument - perfect for unwinding or entertaining in the open air.*

*Don't miss your chance to own a home that blends comfort, convenience, and charm.*

Welcome to this bright and spacious first-floor flat, perfectly positioned to enjoy stunning views of the Hoad Monument from its generous private balcony — ideal for relaxing or entertaining outdoors.

As you enter via the private staircase, you'll find a convenient utility area at the top of the stairs, offering practical storage and laundry space.

Step into the large open-plan lounge, filled with natural light and offering ample room for both dining and kitchen areas — perfect for modern living.

The flat features two well-proportioned bedrooms, each with plenty of space and light, creating calm and comfortable retreats.

A stylish four-piece bathroom completes the interior, with under floor heating in the bathroom, providing both a bath and separate shower for added convenience.

The property also includes a Car Port, offering secure parking or additional storage.

## Entrance Stairwell

10'9" x 5'11" (3.291 x 1.826)

## Living Room

15'2" x 12'11" (4.639 x 3.957)

## Kitchen-Diner

13'9" x 11'4" (4.216 x 3.466)

## Bathroom

8'7" x 6'7" (2.629 x 2.007)

## Landing

6'0" x 4'1" (1.853 x 1.268)

## Bedroom One

13'4" x 11'8" (4.071 x 3.574)

## Bedroom Two

13'2" x 9'0" (4.027 x 2.748)

## Utility Room

10'8" x 4'3" (3.265 x 1.300)



- Spacious open-plan living
- Two well-sized bedrooms
- Practical Utility Area
- No Chain
- Annual Service Charge of £780.00

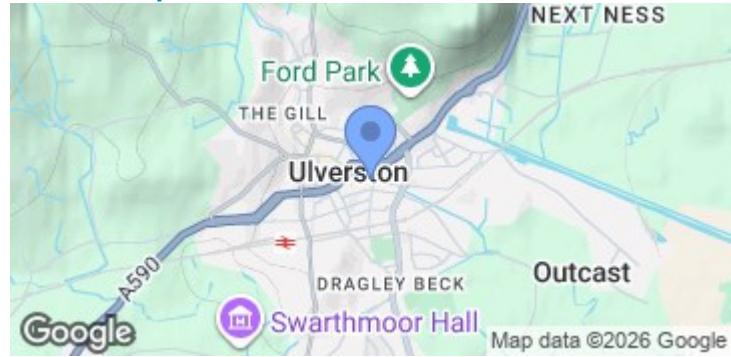
- Generous Roof Terrace
- Modern four-piece bathroom
- Off road parking with Car Port
- Under Floor Heating in Bathroom
- Tax Band A



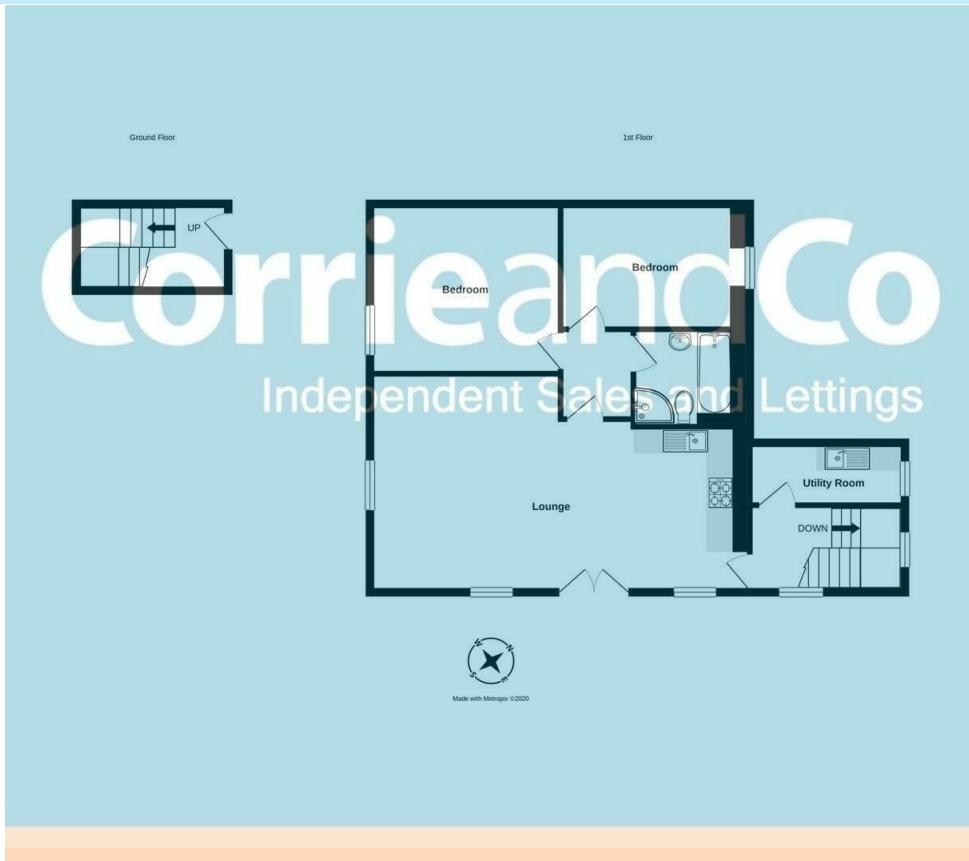
## Road Map



## 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		