

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 62 Priory Road

Ulverston, LA12 9HN

Offers In The Region Of £297,000



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# 62 Priory Road

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## Offers In The Region Of £297,000



*Superb three bed semi-detached family home featuring modern and tasteful décor throughout. The property has an impressive solid cedarwood outbuilding with solid foundation and cavity walls, ready for conversion into various uses. Gated off-road parking to the rear, along with well-maintained front and rear gardens. Additional conveniences include a utility room with a WC. Ideally located close to amenities, schools, and transport links, and just at the start of the Coast Road leading to the beach.*

Enter through a painted grey wooden fence leading to the low-maintenance front forecourt, laid with slate chippings and a raised flower bed. A side gate offers access to the rear garden.

Upon stepping into the entrance hall, you'll find open access to the stairs, lounge, and kitchen diner. The lounge features a gas fireplace and a front-facing window providing plenty of natural light and views of the fields.

The kitchen diner is fitted with freestanding solid oak carpenter made shaker-style kitchen farmhouse units with wooden knob handles and features complimentary solid wood Wainscot tongue & groove paneling throughout. Integrated appliances include a double gas hob, double oven, dishwasher and a Belfast sink. French doors lead to the garden, while a separate door provides access to a useful utility/laundry room with additional work surface and a WC.

On the first floor, you'll find three bedrooms—two doubles and one single—along with a four-piece family bathroom suite. The bathroom includes a corner shower unit as well as a freestanding claw foot bath with central telephone tap, a WC, and a "bowl" style wash basin set upon an antique oak vanity unit.

The superb tiered rear garden features areas of patio and decking, bordered planting areas, and sections laid with bark chippings. A central tier with artificial grass offers space for children to play, while the top tier offers a gated driveway for off-road parking. Additionally, there is a magnificent solid cedarwood outbuilding with solid foundation and cavity walls, ready for conversion into various uses.

### Entrance Hall

8'0" x 6'3" (2.450 x 1.915)

### Living Room

11'11" x 11'4" (3.655 x 3.466)

### Kitchen Room One

10'10" x 6'3" (3.317 x 1.908)

### Kitchen Room Two

12'11" x 11'4" (3.945 x 3.479)

### Utility

10'0" x 8'6" (3.066 x 2.591)

### Ground Floor WC

4'11" x 2'6" (1.500 x 0.766)

### Rear Entrance

5'10" x 2'11" (1.791 x 0.894)

### Landing

7'6" x 6'3" (2.288 x 1.918)

### Bedroom One

12'11" x 11'4" (3.944 x 3.470)

### Bedroom Two

11'11" x 9'10" (3.647 x 3.006)

### Bedroom Three

9'1" x 7'9" (2.779 x 2.387)

### Family Bathroom

8'0" x 6'3" (2.445 x 1.928)

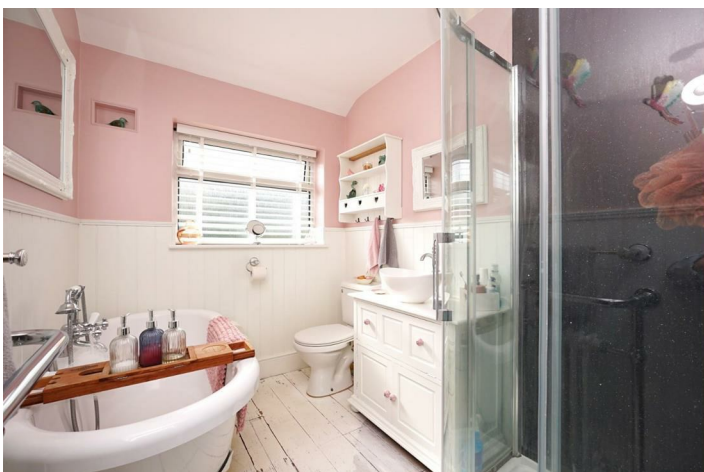
### Detached Workshop

17'1" x 9'10" (5.230 x 3.009)

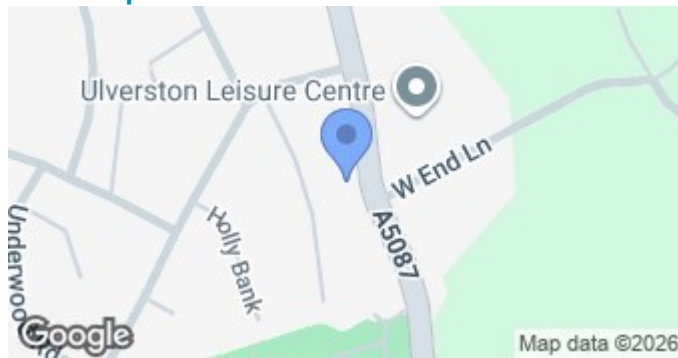


- Fantastic Family Home
- Versatile-Use Solid Construction Outbuilding
  - Carpenter Built Solid Oak Kitchen Units
  - Popular Residential Location

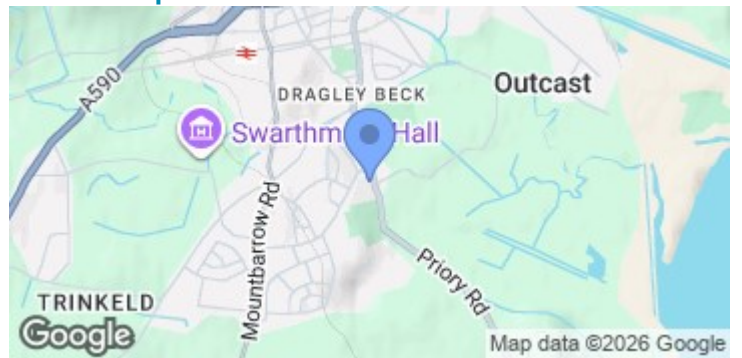
- Well Maintained Front & Rear Gardens
  - Off Road Parking
  - Close to Amenities
  - Council Tax Band - B



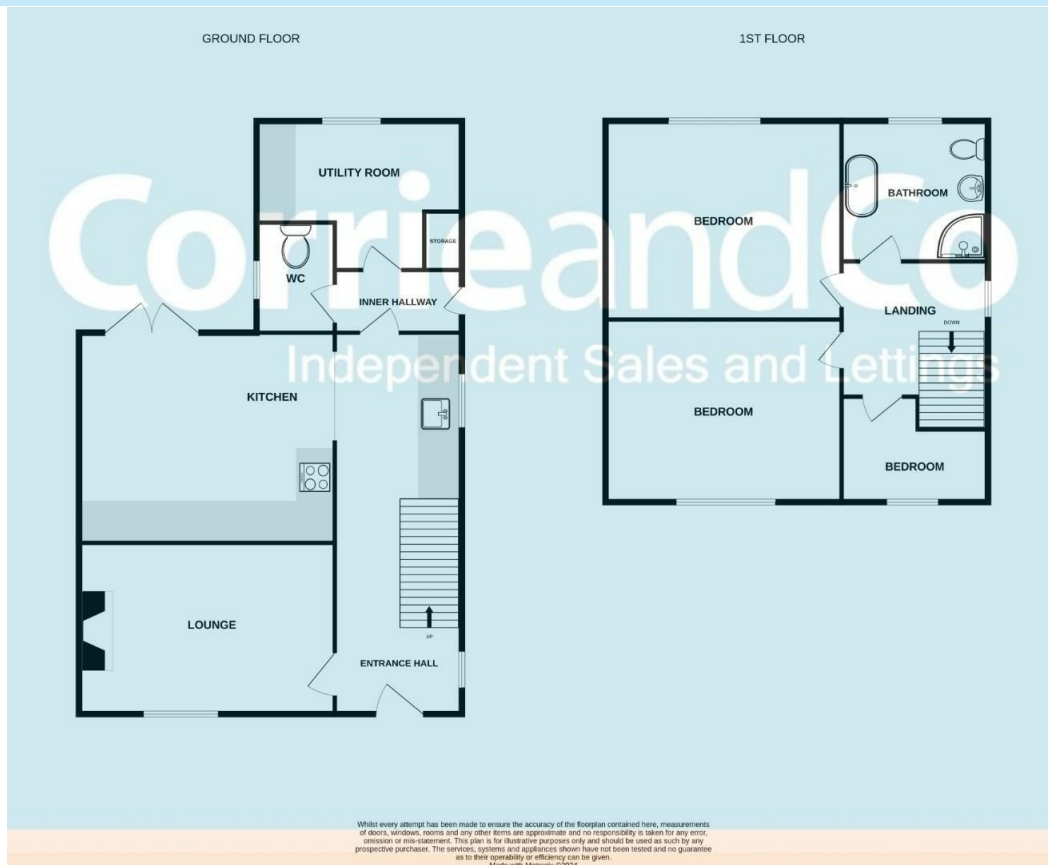
## Road Map



## 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.

