



5 Grasmere Road

Ulverston, LA12 9BY

Offers In The Region Of £295,000



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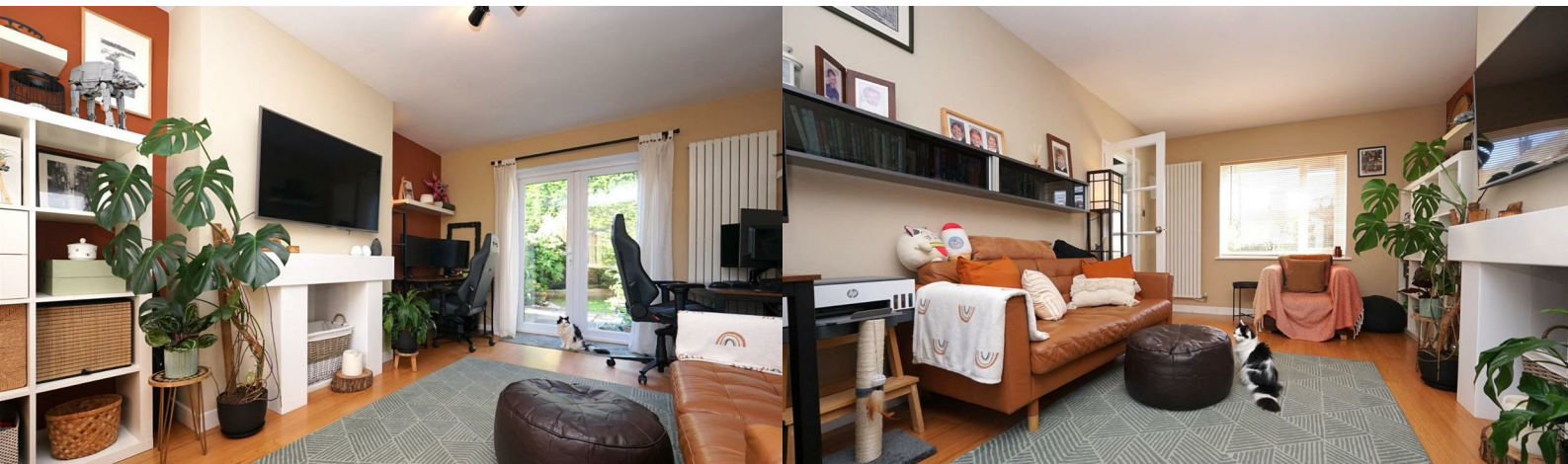
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This stunning 3 bedroom extended family home is set in a quiet yet popular residential area, close to excellent schools, local amenities, and convenient transport links. The valuable rear extension creates a superb second reception room with a vaulted ceiling, two Velux windows, and direct garden access – a bright and versatile space perfect for entertaining or relaxing. The home also benefits from a ground floor WC with utility area. Externally, the private rear garden offers a peaceful retreat for family time or alfresco dining, whilst at the front is a generous low maintenance garden or valuable off road parking.

Step into the entrance hall, which provides access to the lounge, stairs, and the stylish kitchen diner.

The lounge is tastefully decorated, with a front-facing window flooding the room with light and French doors opening directly to the rear garden. A chimney breast serves as a charming feature, with scope to reinstate a fireplace if desired.

The kitchen has been fitted with modern white shaker-style base and wall units, complemented by an island/breakfast bar that opens seamlessly into the dining area. Integrated appliances include a dishwasher, oven and hob, with space for a fridge freezer. The dining area comfortably accommodates four and benefits from a useful built-in storage cupboard.

An internal hallway leads to the ground floor WC, complete with plumbing for a washing machine, and through to the impressive second family room. This fabulous rear extension, designed with entertaining and relaxation in mind, boasts sliding doors to the garden, Velux windows, and an additional rear-facing window for plenty of natural light. Another built-in cupboard provides extra storage.

Upstairs, there are three well-proportioned bedrooms, all presented in a tasteful style. The two double bedrooms each include built-in storage. The family bathroom is a standout feature, offering his and her sinks, a bath with over-bath shower attachment, and WC.

Externally, the property enjoys a generous front aspect with slate chippings, offering versatility as a low-maintenance garden or off-road parking for two vehicles. To the rear, the private enclosed garden has been thoughtfully landscaped with a patio for alfresco dining, a lawn, and a raised decking area perfect for relaxing in the sunshine.

Lounge

16'11" x 11'2" (9'9") (5.160 x 3.409 (2.983))

Second (Rear) Lounge

10'3" x 14'6" (3.133 x 4.436)

Kitchen Diner

10'10" x 16'10" (3.322 x 5.148)

Utility/WC

extends to 7'3" (extends to 2.212)

Bedroom One

11'0" x 9'8" (12'4") (3.354 x 2.949 (3.784))

Bedroom Two

12'3" x 8'6" (3.739 x 2.604)

Bedroom Three

7'0" x 10'3" (2.135 x 3.138)

Bathroom

7'3" x 8'0" (2.225 x 2.461)



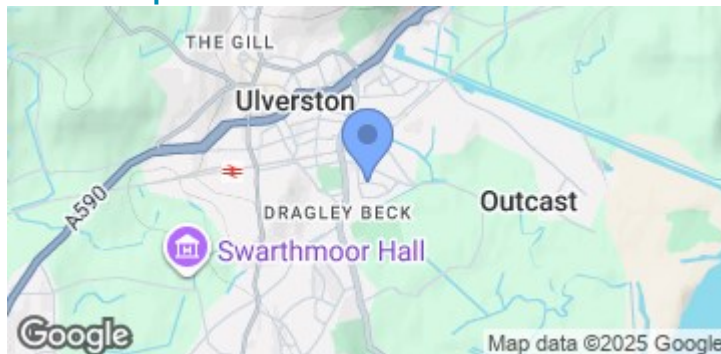
- Superb Family Home
- Private Rear Garden
- Close to Amenities, Schools & Transport Links
- Tasteful Décor Throughout
- Single Storey Rear Extension
- Front Garden / Off Road Parking
- Quiet Residential Location
- Council Tax Band -



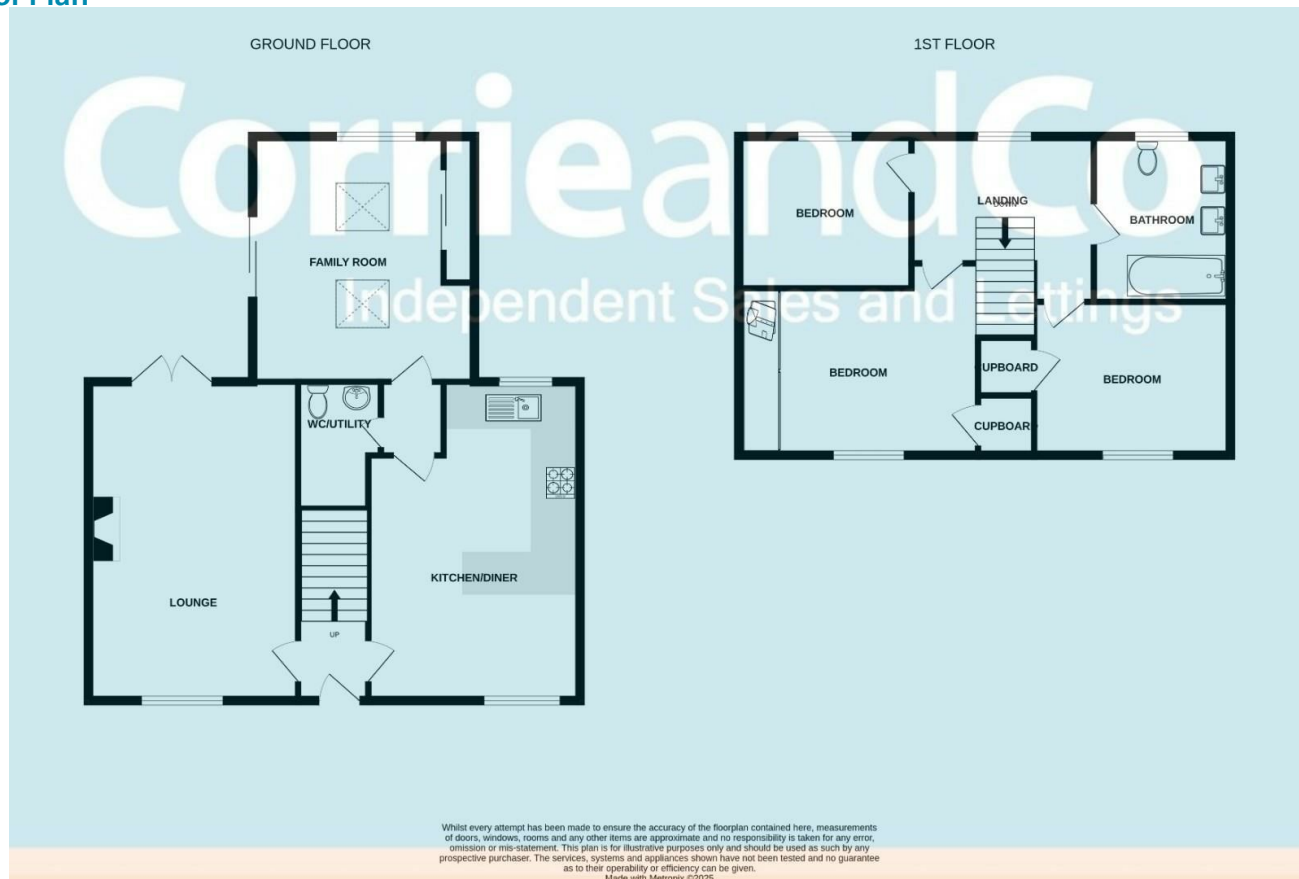
Road Map



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.

