



10 Town Street

Ulverston, LA12 7EY

Asking Price £265,000



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Discover this rare gem - a stunning three storey townhouse located in the heart of town, complete with a driveway and garden. Enjoy the convenience of town centre living combined with the luxury of modern décor and open plan ground floor living. Don't miss the opportunity to make this property your new home. Contact us today to arrange a viewing!

Step into the inviting entrance porch, ideal for storing coats and shoes. Enter through a wooden farmhouse style door into the spacious lounge/diner, featuring tasteful décor and a cosy wood-burning stove with a floating oak mantle. The room is well-lit with front and side facing windows and offers open access to the stairs.

The kitchen is equipped with a range of modern shaker style white base and wall units, complemented by wood effect laminate worktops. A multi-fuel cooker, dishwasher and washing machine are available for sale, by separate negotiation. The kitchen also provides access to the rear garden and driveway through a side door. The flat roof has been completely re-done, with recent skylight.

The first floor hosts the master bedroom, complete with useful built-in wardrobes, offering ample storage space. The second bedroom is versatile, ideal for a single guest room, home office, or nursery.

Ascend to the second floor to find another double bedroom, featuring a charming sloping ceiling and exposed beams. This floor also includes a four-piece family bathroom, comprising a bath with central taps, a wash basin, a dual flush WC, and a walk-in shower cubicle.

The low maintenance, paved rear garden offers open views and a peaceful outdoor space. There is also an outdoor WC, conveniently located in the garden. The driveway is accessible from the garden, providing off-road parking.

Porch

extends to 4'10" (extends to 1.488)

Lounge Diner

22'8" x 12'0" (6.909 x 3.671)

Kitchen

10'8" x 10'10" (3.262 x 3.314)

First Floor Landing

extends to 11'5" (extends to 3.497)

Bedroom One (first floor)

10'10" x 10'5" (3.310 x 3.186)

Bedroom Two (first floor)

12'4" x 6'8" (3.763 x 2.051)

Bedroom Three (second floor)

12'2" x 9'10" (3.714 x 3.008)

Bathroom (second floor)

8'11" x 8'3" (2.729 x 2.540)

Outdoor WC

width 3'0" (width 0.934)



- Convenient Location
- Three Storey Accommodation
- Recently Laid Drive Way
- Council Tax Band - B

- Close to Amenities, Schools & Transport
- Rear Garden
- Modern & Tasteful Decor



[illegible]

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.

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(57-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/96/EC</p>			

