



## 17 Chapel Street

Ulverston, LA12 0BA

Offers In The Region Of £260,000



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A superb, characterful three-bedroom end terrace home, perfectly positioned just a stone's throw from the bustling and vibrant market town of Ulverston. This beautifully presented property boasts tasteful décor throughout, creating a warm and welcoming feel from the moment you step inside. The accommodation is complemented by a useful outbuilding/utility room and a private decked "yarden" — ideal for low-maintenance outdoor dining or relaxing in the sunshine. With generous living space and a practical layout, this home is perfectly suited to a first-time buyer or a growing family seeking both comfort and convenience. Early viewing is highly recommended to appreciate all this delightful home has to offer.

Entering the property at ground floor level, you are welcomed into a well-proportioned lounge, offering a comfortable and inviting living space. From here, the layout flows naturally through to a central dining area, ideal for family meals and entertaining.

To the rear of the property is a kitchen/breakfast room, thoughtfully arranged with ample workspace and room for casual dining. Beyond the kitchen is access to the private rear yard, a low-maintenance outdoor space enhanced by a decked 'yarden', perfect for relaxing or entertaining. A particularly useful outbuilding/utility room sits to the rear, providing excellent additional storage and practical laundry space.

Stairs from the ground floor lead to the first floor, where there are two bedrooms, both well-sized and served by a modern four piece family bathroom. A further staircase rises to the room in the roof, forming a generous third bedroom. This space benefits from good floor area and would make an ideal main bedroom, guest room or home office.

Overall, the property offers well-balanced accommodation across three floors, combining character, practicality and a highly convenient location close to Ulverston town centre.

### Entrance Hall

9'10" x 5'10" (3.002 x 1.780)

### Living Room

13'0" x 9'10" (3.966 x 3.002)

### Dining Room

16'0" x 8'10" (4.895 x 2.701)

### Kitchen

12'10" x 8'3" (3.920 x 2.531)

### Family Bathroom

12'8" x 8'3" (3.880 x 2.531)

### Bedroom One

12'9" x 8'10" (3.893 x 2.699)

### Bedroom Two/Study

12'11" x 9'10" (3.962 x 3.022)

### Bedroom Three/Attic Room

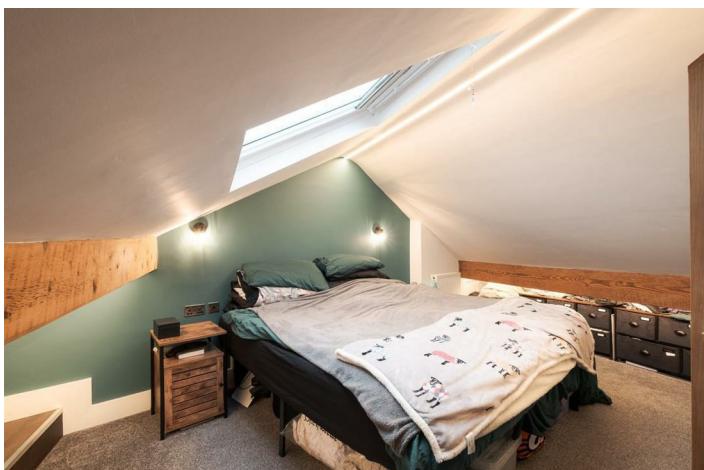
12'4" x 8'9" (3.781 x 2.691)

### Outbuilding/Utility

10'4" x 6'0" (3.167 x 1.850)



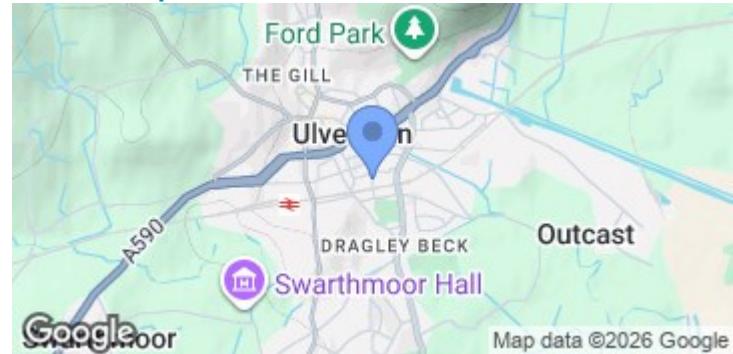
- End of Terrace Home
- Outbuilding/Utility Room
- Decked Yard Area
- Council Tax Band - B
- Ideal For a First Time Buyer or Small Family
- Views Towards Hoad Monument
- Short Walk to Amenities



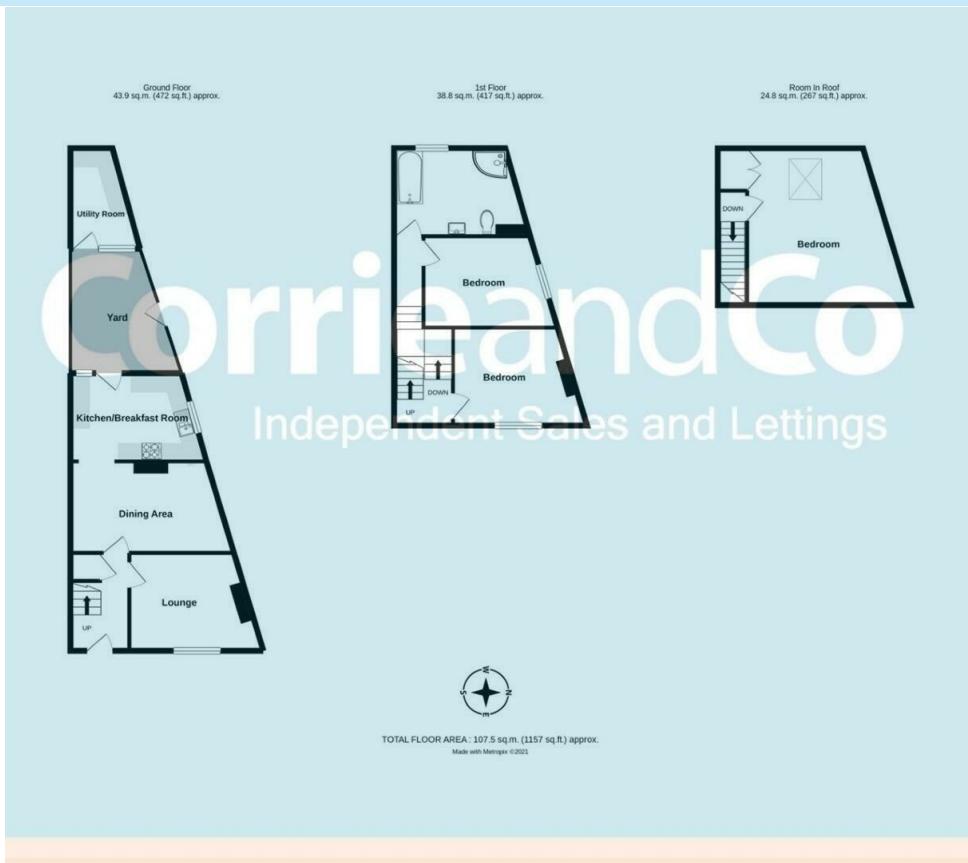
## Road Map



## Terrain Map



## Floor Plan



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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	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(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	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	