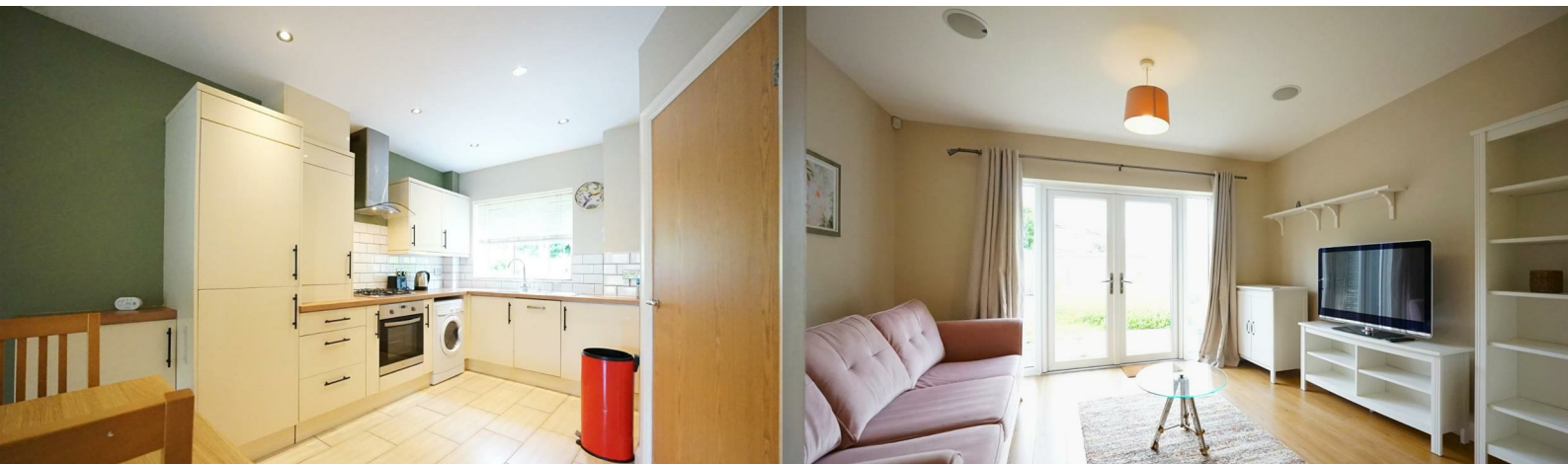




## 8 School Mews Lund Terrace

Ulverston, LA12 9FE

Offers In The Region Of £225,000



# 8 School Mews Lund Terrace

Ulverston, LA12 9FE

## Offers In The Region Of £225,000



*Nestled within a sought-after residential development, this modern two-bedroom mews property offers stylish and low-maintenance living in a highly convenient location. Enjoy attractive views towards the famous Hoad Monument from the private enclosed rear garden. The property is ideally situated close to reputable schools, excellent transport links, local shops, and a variety of popular eateries. Further enhancing the property's appeal are two allocated parking spaces located to the rear, offering convenient off-road parking. No Upper Chain.*

Enter the property through the front door into a welcoming entrance hall, which provides access to the ground floor accommodation and features a convenient WC. From here, step into the spacious open plan kitchen diner, a bright and practical space ideal for everyday living and entertaining. The kitchen offers ample worktop and storage space, with room for a dining table and direct access to the rear of the property.

Stairs rise from the kitchen diner to the first floor, while the ground floor continues through to a generous lounge located at the rear. Enjoying a pleasant outlook and French doors opening onto the enclosed rear garden, this comfortable reception room provides an excellent space for relaxation and family living.

To the first floor, the landing gives access to two well-proportioned double bedrooms and the family bathroom. Bedroom One is situated to the front of the property, while Bedroom Two enjoys a larger footprint and a pleasant outlook to the rear. The bathroom is fitted with a bath, wash hand basin and WC, serving both bedrooms.

Externally, the property benefits from a private enclosed rear garden, providing a secure and low-maintenance outdoor space ideal for relaxing, entertaining and enjoying the surrounding views towards Hoad Monument.

### Vestibule

7'1" x 5'0" (2.180 x 1.535)

### Living Room

12'10" x 9'11" (3.921 x 3.046)

### Kitchen Diner

20'3" x 12'10" (6.190 x 3.935)

### Ground Floor WC

5'9" x 3'6" (1.767 x 1.088)

### Landing

10'6" x 6'11" (3.218 x 2.128)

### Bedroom One

12'10" x 11'7" (3.923 x 3.548)

### Bedroom Two

12'10" x 11'1" (3.916 x 3.397)

### Bathroom

7'2" x 5'7" (2.200 x 1.707)



- No Upper Chain
- Ready to Move Into
- 2 x Allocated Parking Spaces to the Rear
- Council Tax Band - C

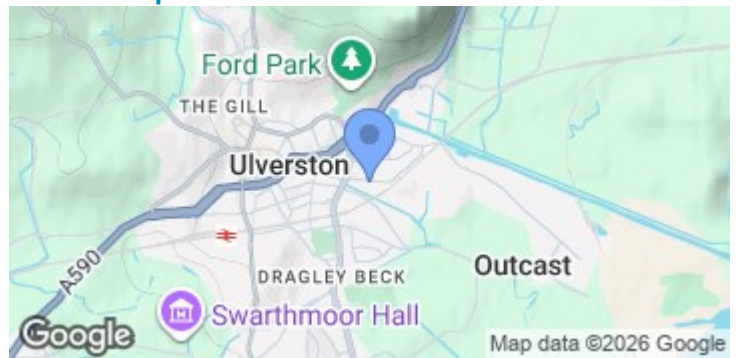
- Enclosed Rear Garden
- Close to the Town Centre
- Views Towards Hoad Monument



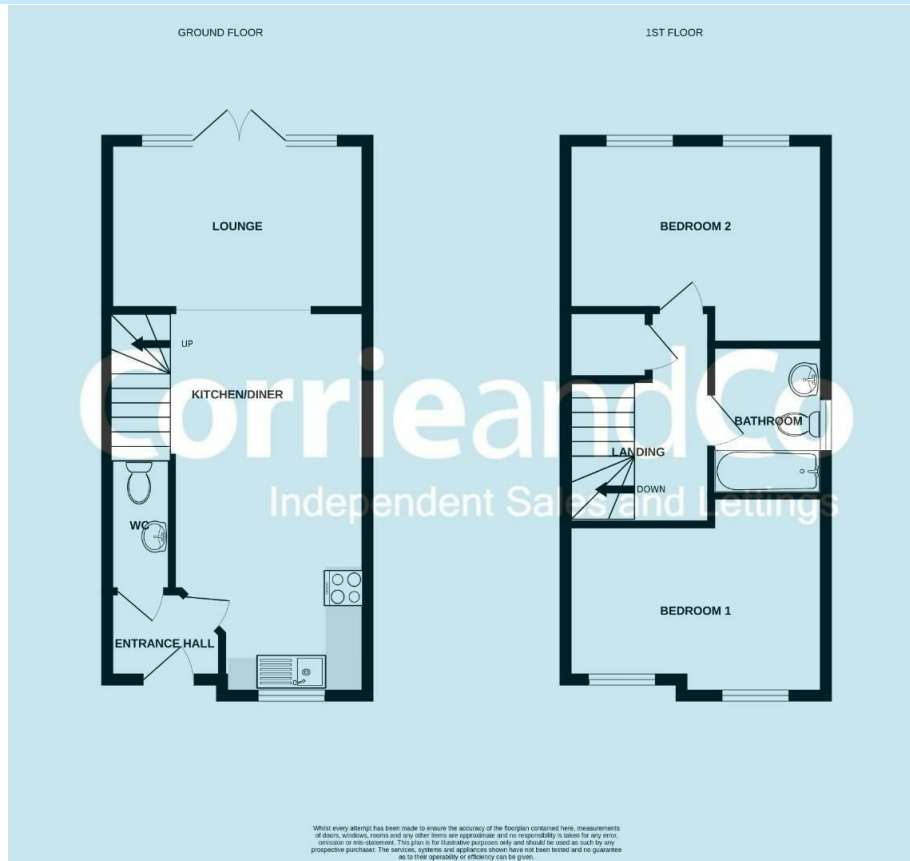
## Road Map



## 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		91
(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		77	
		EU Directive 2002/91/EC	