CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



4 Charters Way

Ulverston, LA12 9FA

Offers In The Region Of £490,000

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Offers In The Region Of £490,000







Located on the coastal fringes of Ulverston, this lovely family home enjoys a great position, being within walking distance of both the stunning coastline of Morecambe Bay and Ulverston town centre. The position also benefits from a range of nearby amenities, including shops, schools and leisure facilities. The property is immaculately presented throughout and ready to move straight into, making it an ideal purchase for anyone looking for a home without the need for any immediate work. The ground floor offers a cosy front-facing snug, together with a bright and modern open-plan kitchen, living and dining area, as well as a separate utility room and downstairs WC. To the first floor you'll find four spacious bedrooms, with the main bedroom benefiting from an en-suite, along with a family bathroom. An integral garage completes the property. This is a fantastic family home in a particularly convenient location, with both the town and coastline just a short walk away. NHBC Buildmark cover continues to 24 August 2033.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the principal ground floor accommodation. To the front of the home is a cosy lounge, offering a comfortable space to relax away from the main living area.

Moving through the property, you'll find an impressive open-plan kitchen and dining area, providing plenty of space for both everyday family life and entertaining. The kitchen is fitted with a range of units and benefits from ample worktop space, with room for a dining table. A separate utility room sits just off the kitchen, together with a convenient ground floor WC. The integral garage is accessed from the front aspect, providing useful additional storage or parking space.

Heading upstairs, the first floor landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining three bedrooms are served by a family bathroom, fitted with a bath and separate shower. There is also a useful storage cupboard off the landing.

Overall, the property offers well-balanced accommodation throughout, with a good combination of family living space and four genuine bedrooms.

Entrance Hall
13'6" x 4'10" (4.134 x 1.486)

Living Room
14'9" x 11'0" (4.520 x 3.359)

Dining Area
13'9" x 8'8" (4.205 x 2.644)

Kitchen/Living Area
18'5" x 11'0" (5.615 x 3.358)

Utility Room
6'10" x 4'5" (2.087 x 1.369)

WC
6'9" x 5'0" (2.078 x 1.531)

Landing
15'8" x 7'0" (4.783 x 2.147)

Bedroom One
15'0" x 10'9" (4.575 x 3.299)

En Suite
10'1" x 4'6" (3.082 x 1.372)

Bedroom Two
13'10" x 10'9" (4.232 x 3.300)

Bedroom Three
13'4" x 9'3" (4.085 x 2.832)

Bedroom Four
9'5" x 7'9" (2.875 x 2.370)

Family Bathroom
9'7" x 7'4" (2.945 x 2.251)



- Superb detached family home
- Built in 2020 to an impressive standard (NHBC in place until 2033)
- En suite to the master bedroom
- Modern open plan living accommodation
- Utility room with WC
- Well maintained rear garden
- Garage and off road parking
- Close to amenities, schools and transport links
- Short drive to the beach
- Council tax band - E









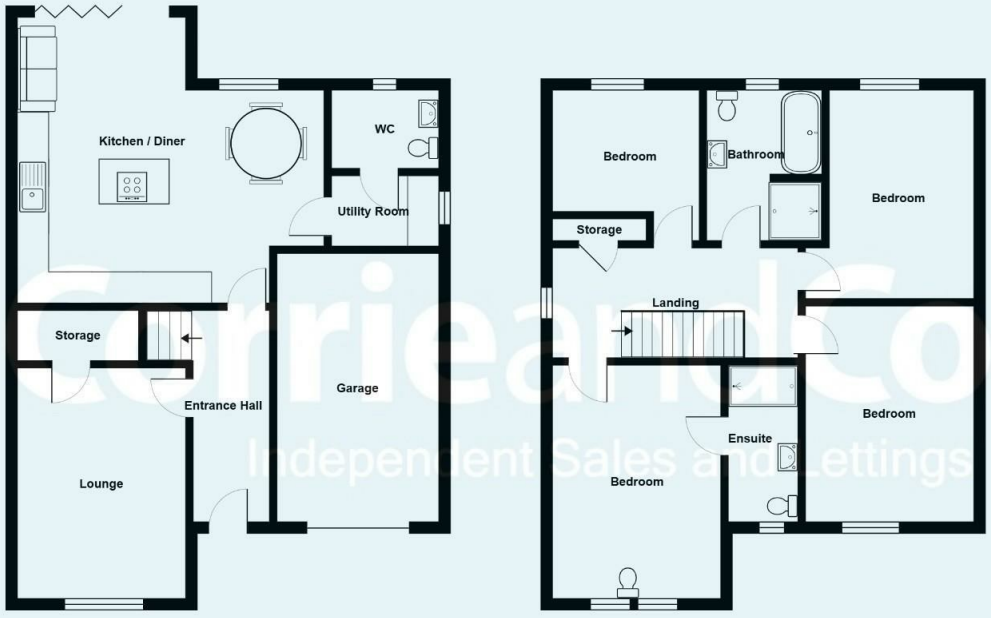
Road Map



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.

