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INDEPENDENT SALES & LETTING AGENTS



Roy Cottage

Ulverston, LA12 7RJ

Auction Guide £135,000



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To be Sold at Auction 9th April - The Halston Hotel, 20-34 Warwick Road, CA1 1AB

Nestled in a picturesque village, this delightful two-bedroom cottage offers a perfect blend of character and convenience. Featuring a private, low-maintenance rear garden, this property is chain-free and ideal for first-time buyers or investors. Located within walking distance of local amenities, transport links, and the popular Britannia Pub, this home is perfect for those seeking village charm with modern convenience. Don't miss out on this rare opportunity - book a viewing today!

Upon entering this charming cottage, you are welcomed into the spacious lounge diner, featuring neutral décor, carpeting, and a characterful beam that adds a touch of rustic charm. The room flows naturally, with direct access to both the stairs and the kitchen.

The modern kitchen is fitted with high-gloss base and wall units, complemented by an integrated hob and oven. There's ample space for a washing machine and fridge freezer, making it as functional as it is stylish. From the kitchen, steps lead up to the ground-floor shower room, which boasts a contemporary three-piece suite, including a dual flush WC, wash hand basin, and a generous size walk in shower for maximum convenience.

Heading upstairs, the first floor offers two generous double bedrooms, one of which benefits from useful large wardrobes, providing plenty of storage.

The rear garden is a tranquil retreat, beautifully designed for low maintenance with slate underfoot and mature bushes and shrubbery framing the space.

Lounge

7'11" x 11'7" (2.43 x 3.54)

Kitchen

8'5" x 10'1" (2.57 x 3.09)

Ground Floor Shower Room

8'9" x 5'11" (2.68 x 1.82)

Bedroom One

13'0" x 11'7" (3.98 x 3.54)

Bedroom Two

8'5" x 10'1" (2.57 x 3.09)



- Quaint Two Bedroom Cottage
 - No Onward Chain
 - Ideal Holiday Home
 - Council Tax Band - B

- Ground Floor Shower Room
 - Private Rear Garden
 - Amenities & Transport Links Nearby



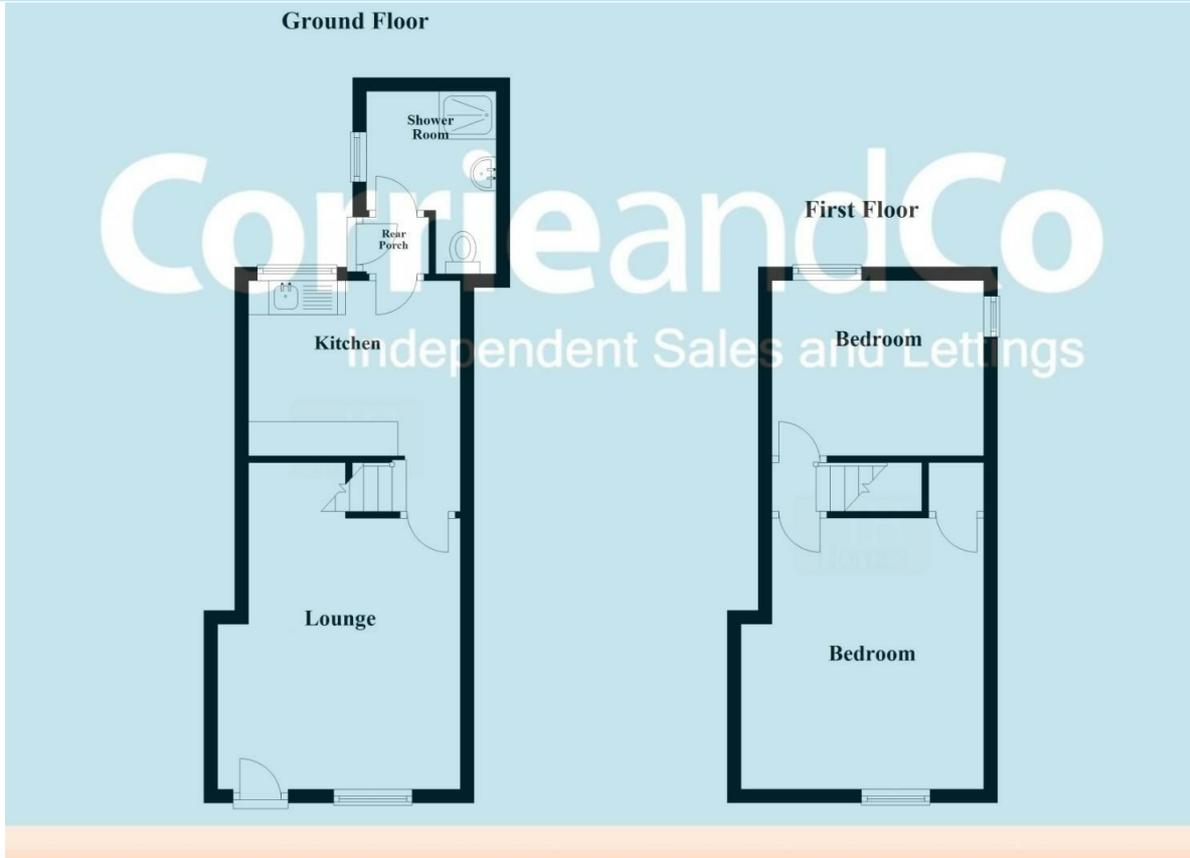
Road Map



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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 100 |
| (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 | | EU Directive 2002/91/EC | |