



## Flat 2, Barley Mow The Ellers

Ulverston, LA12 0AQ

Asking Price £170,000



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*Offered with no chain... Discover this stylish first-floor apartment in Ulverston - an ideal opportunity for first-time buyers or savvy investors. Boasting modern décor throughout, the property offers two well-proportioned bedrooms, a spacious lounge, a kitchen diner, a utility room, and a contemporary bathroom. Enjoy the benefits of double glazing, off-road parking with a private carport, and a balcony that delivers views of the iconic Hoad Monument - perfect for unwinding or entertaining in the open air.*

*Don't miss your chance to own a home that blends comfort, convenience, and charm.*

Welcome to this bright and spacious first-floor flat, perfectly positioned to enjoy stunning views of the Hoad Monument from its generous private balcony — ideal for relaxing or entertaining outdoors.

As you enter via the private staircase, you'll find a convenient utility area at the top of the stairs, offering practical storage and laundry space.

Step into the large open-plan lounge, filled with natural light and offering ample room for both dining and kitchen areas — perfect for modern living.

The flat features two well-proportioned bedrooms, each with plenty of space and light, creating calm and comfortable retreats.

A stylish four-piece bathroom completes the interior, with under floor heating in the bathroom, providing both a bath and separate shower for added convenience.

The property also includes a Car Port, offering secure parking or additional storage.

## Entrance Stairwell

10'9" x 5'11" (3.291 x 1.826)

## Living Room

15'2" x 12'11" (4.639 x 3.957)

## Kitchen-Diner

13'9" x 11'4" (4.216 x 3.466)

## Bathroom

8'7" x 6'7" (2.629 x 2.007)

## Landing

6'0" x 4'1" (1.853 x 1.268)

## Bedroom One

13'4" x 11'8" (4.071 x 3.574)

## Bedroom Two

13'2" x 9'0" (4.027 x 2.748)

## Utility Room

10'8" x 4'3" (3.265 x 1.300)

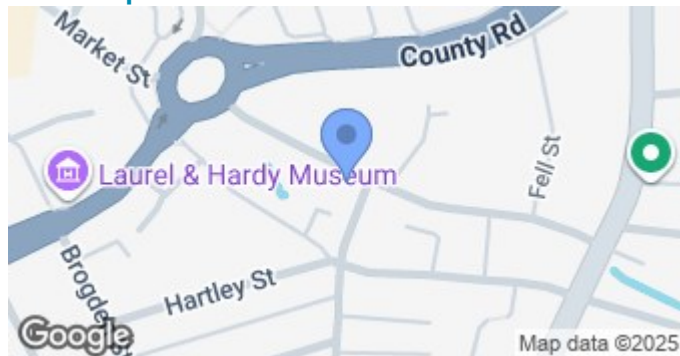




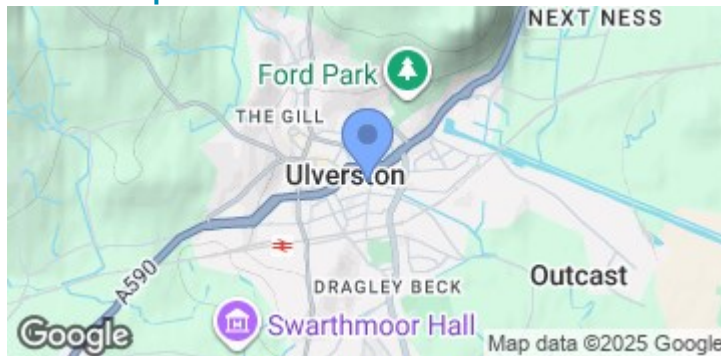
- Spacious open-plan living
- Two well-sized bedrooms
  - Practical Utility Area
  - No Chain
- Annual Service Charge of £780.00
- Generous Roof Terrace
- Modern four-piece bathroom
- Off road parking with Car Port
- Under Floor Heating in Bathroom
- Tax Band A



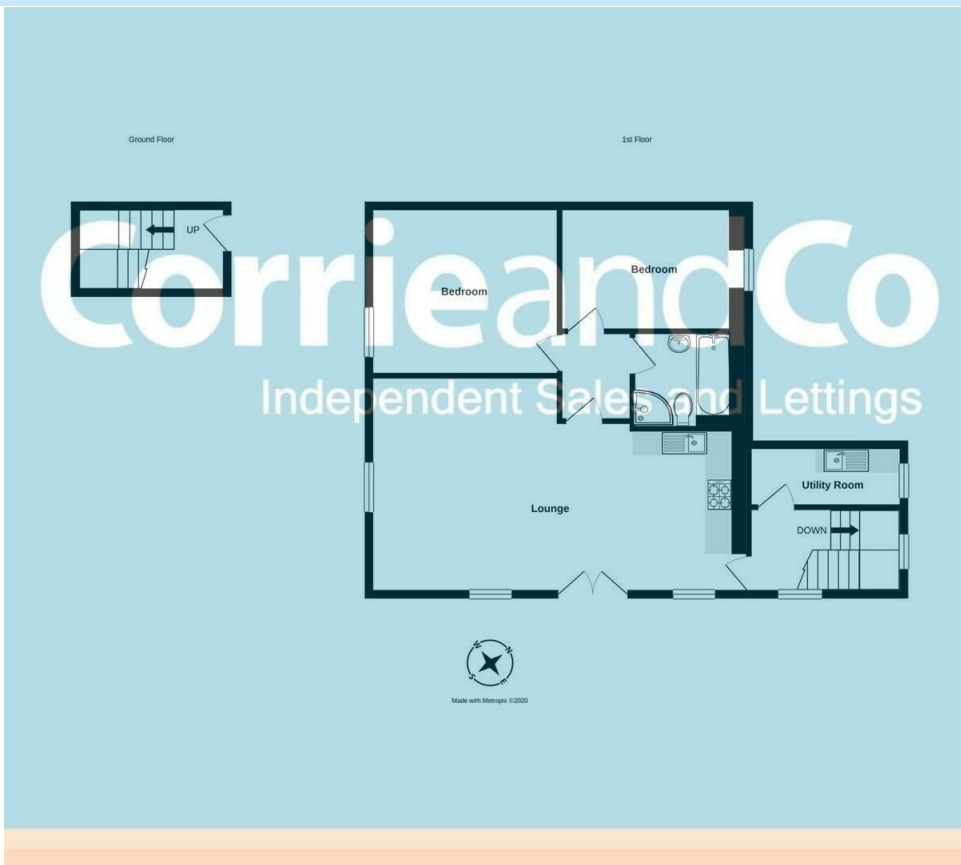
Road Map



Terrain Map



Floor Plan



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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.

