



## 22 Hampsfell Road

Ulverston, LA12 9PX

Offers In The Region Of £265,000



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A superb semi-detached home set within the ever-popular Croftlands estate, perfectly positioned close to schools, bus routes, local shops, and the leisure/sports centre. An ideal purchase for a first-time buyer or those seeking a well-connected residential location. Originally a three-bedroom property, the home offers excellent versatility and the potential to reinstate the third bedroom if desired. Externally, the property boasts gardens to the front and rear, along with a driveway for off-road parking. A standout feature is the impressive outbuilding, complete with light and power—ideal as a workshop, hobby room, home office, or studio. A fantastic opportunity in a sought-after area. Ready for its next chapter.

Step into the welcoming entrance hall and further to the spacious front lounge; a comfortable and inviting room featuring a large front-facing window that fills the space with daylight. This room provides the perfect setting for everyday living and relaxation.

Continue through to the modern kitchen, which is practical and well-proportioned with ample base and wall units, generous work surfaces, and direct access to the conservatory which makes an ideal second reception area.

Ascend the staircase to the first floor, where you will find two double bedrooms. The main bedroom sits to the front aspect and benefits from a dressing area (formerly the third bedroom). The second bedroom overlooks the garden and is ideal as a guest room, child's bedroom, or home office. The family bathroom completes the first floor, fitted with a three-piece suite including a corner shower unit, WC and wash hand basin.

Externally, the property boasts a low maintenance rear garden, with slate chippings, borders and a pond - ideal for outdoor dining, gardening, or simply enjoying a peaceful private space. There is also the added benefit of an outbuilding with light and power, ideal for a workshop, hobby room, office or general storage.

The front of the home also benefits from a driveway as well as a small garden area, adding attractive curb appeal.

### Vestibule

4'6" x 3'8" (1.382 x 1.121)

### Living Room

15'9" x 14'8" (4.806 x 4.487)

### Kitchen

14'6" x 8'1" (4.430 x 2.477)

### Conservatory

7'1" x 1'6" (2.174 x 0.460)

### Landing

7'10" x 6'0" (2.402 x 1.838)

### Bedroom

14'0" x 8'3" (4.290 x 2.515)

### Bedroom

10'0" x 8'1" (3.050 x 2.470)

### Dressing Room (Previously Bedroom Three)

9'9" x 6'0" (2.981 x 1.832)

### Family Bathroom

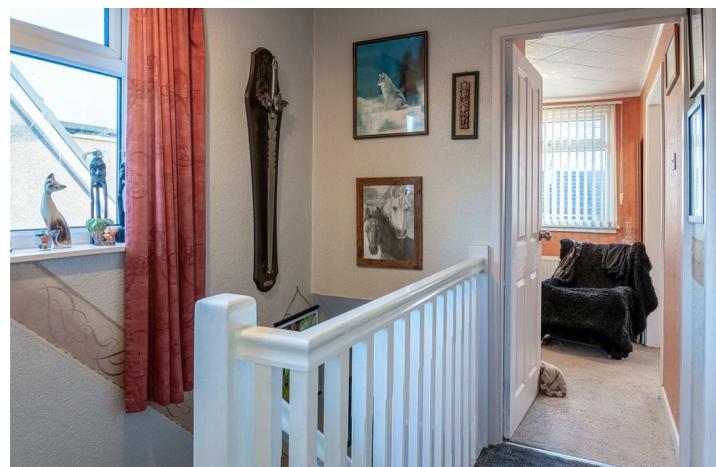
5'11" x 5'11" (1.821 x 1.821)

### Cabin

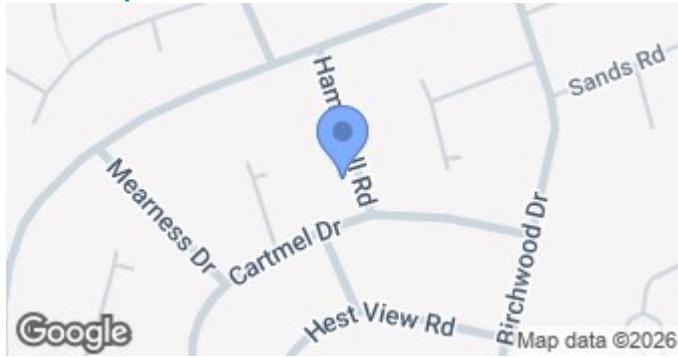
17'3" x 7'5" (5.279 x 2.276)



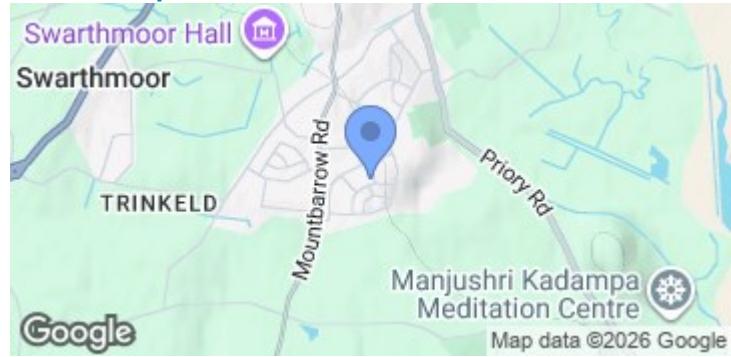
- Ideal First Home
- Close to Transport Links, Schools & Amenities
  - Off Road Parking
  - Conservatory
- Popular Estate Location
- Impressive Outbuilding
- Gardens to the Front & Rear
- Council Tax Band - B



## Road Map

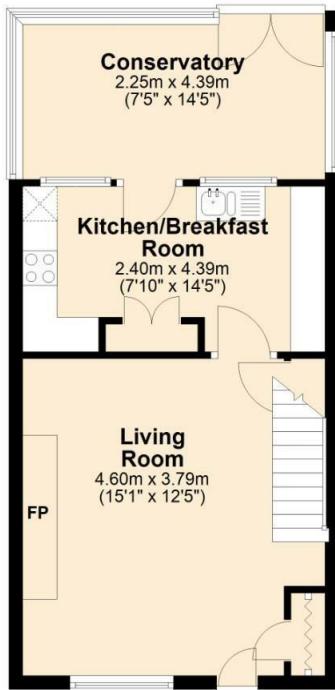


## Terrain Map

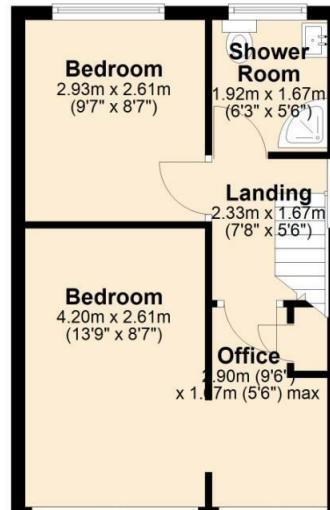


## Floor Plan

### Ground Floor



### First Floor



Total area: approx. 73.3 sq. metres (789.2 sq. feet)  
**22 Hampsfell Road, ULVERSTON**

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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			
(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			
(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	