



2 Deerfield

Ulverston, LA12 7XB

Offers In The Region Of £239,500



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C



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Beautifully presented two-bedroom terraced home situated in a sought-after Ulverston location, offering the perfect blend of convenience and a peaceful, semi-rural feel. Nestled just off the desirable Fallowfield Avenue, this charming property boasts a private garden, off-road parking, and delightful views towards Hoad. Early viewing is highly recommended to fully appreciate what this home has to offer.

As you arrive at the property, you're greeted by off-road parking to the front - an ideal convenience in this popular residential area. A welcoming porch offers a practical entry point, perfect for coats and shoes before stepping inside.

The front door opens into a well-proportioned lounge, featuring stylish Karndean flooring that adds warmth and durability to the space - an ideal setting for relaxing or entertaining.

To the rear, you'll find a classic Shaker-style kitchen that's both clean and timeless in design. It comes equipped with a gas hob, integrated oven, and a built-in fridge/freezer for a streamlined look. The kitchen also incorporates a dedicated dining area, with direct access to the rear garden, making it perfect for everyday living and indoor-outdoor entertaining.

Heading upstairs, the property offers two generously sized double bedrooms, both bright and well-presented. Completing the upper floor is a modern three-piece family bathroom, offering a clean and functional space for daily routines.

With its blend of comfort, style, and practicality - plus a fantastic location in Ulverston - this home is an excellent choice for a range of buyers.

Lounge

14'5" x 12'5" (9'6") (4.40 x 3.80 (2.9))

Kitchen/Diner

12'5" x 9'2" (3.80 x 2.80)

First Floor Landing

extends to 6'6" (extends to 2.0)

Bedroom One

12'5" x 9'2" (3.80 x 2.80)

Bedroom Two

7'10" x 9'2" (12'5") (2.40 x 2.80 (3.80))

Bathroom

5'6" x 6'2" (1.70 x 1.90)



- Attractive Two-Bedroom Terraced Home
 - Two Generous Double Bedrooms
 - Recently Updated
 - Great Location

- Off-Road Parking To The Front
- Modern Three-Piece Family Bathroom
- Garden To The Rear
- Council Tax Band C



The floor plan is divided into two main sections: the Ground Floor and the 1st Floor.

GROUND FLOOR:

- HALLWAY:** Located at the top of the ground floor, containing a kitchenette with a sink and stove, and a set of stairs leading up.
- LOUNGE:** A large open area adjacent to the hallway.
- VESTIBULE:** A small entrance area at the bottom of the ground floor.
- STORE:** A small storage room at the bottom of the ground floor.

1ST FLOOR:

- BEDROOM:** Located at the top of the first floor.
- BATHROOM:** Located in the middle of the first floor, containing a toilet, sink, and bathtub.
- LANDING:** A central area with stairs leading down to the ground floor and a set of stairs leading up.
- CUPBOARD:** A small storage area at the bottom of the first floor.
- BEDROOM:** A second bedroom located at the bottom of the first floor.

A large, semi-transparent watermark reading "Cornfield.co" is overlaid across the center of the floor plan. Below the watermark, the text "Independent Sales and Lettings" is visible.

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/26/EC	

