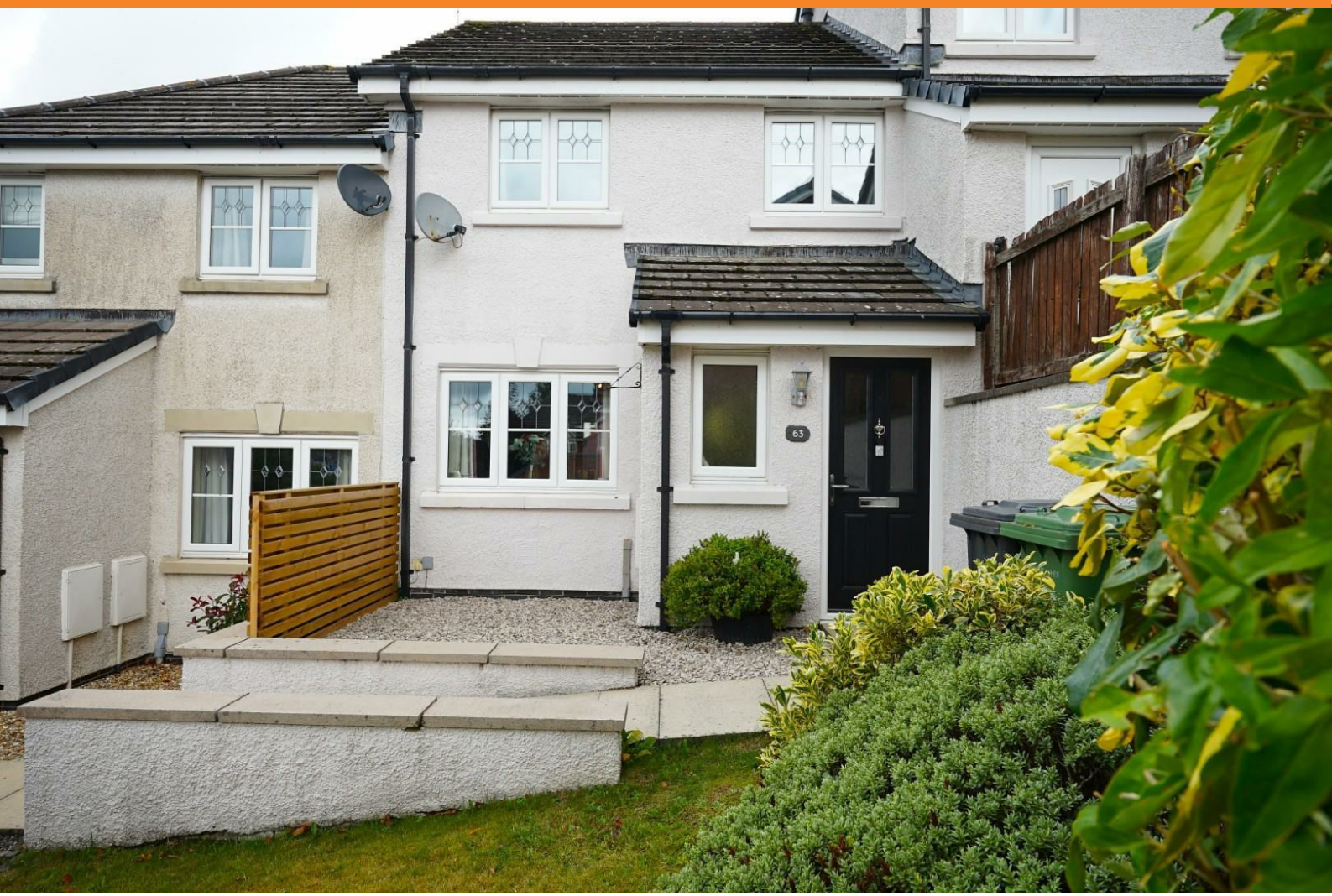
CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



63 Monument Way

Ulverston, LA12 9SY

Offers In The Region Of £146,250

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63 Monument Way

Ulverston, LA12 9SY

Offers In The Region Of £146,250

A fantastic opportunity to purchase a modern mews home, ideally suited to first time buyers or young families. The property offers well presented and practical accommodation throughout, with a layout designed for modern living. Externally, the property benefits from a private rear garden, offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. There is also off road parking, adding further convenience. Please note, this property has a section 106 clause, with 65% market value with Local Occupancy Restrictions.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the principal ground floor accommodation and the ground floor WC.

The ground floor offers a lovely flow between the living and dining spaces. To the front is the comfortable lounge, complete with an electric fire, creating a warm and welcoming space in which to relax and unwind. This leads seamlessly through to the dining room, providing a sociable setting ideal for family meals and entertaining. From the dining room, sliding doors open directly onto the sunny aspect rear garden, creating a wonderful sense of connection between the indoor and outdoor spaces. This makes the room particularly well suited to summer entertaining, with the garden just moments away.

The kitchen, which is open to the dining room, features a range of tasteful and modern base and wall units, providing excellent storage and workspace. There is a built-in gas hob and oven, whilst space is also provided for a freestanding fridge freezer and washing machine. The open plan arrangement makes this a particularly practical and sociable area of the home, with the kitchen remaining connected to the dining space.

Moving upstairs, the first floor landing provides access to three well proportioned bedrooms. The principal bedroom offers plenty of space for a double bed and additional furnishings, whilst bedrooms two and three provide excellent flexibility for children, guests, a home office or hobbies. Completing the first floor is the modern family bathroom, fitted with a bath with over-bath shower attachment, WC and wash hand basin.

Externally, the property benefits from a rear garden, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. The property also has the added convenience of off road parking, adding further practicality to this modern home.

Entrance Hall
10'0" x 3'5" (3.056 x 1.053)

Living Room
14'4" x 12'0" (4.389 x 3.681)

Kitchen
8'7" x 10'11" (2.638 x 3.342)

Dining Area
8'8" x 7'2" (2.653 x 2.188)

Ground Floor WC
5'10" x 3'1" (1.784 x 0.949)

Landing
8'10" x 6'5" (2.713 x 1.980)

Bedroom One
14'4" x 8'5" (4.390 x 2.566)

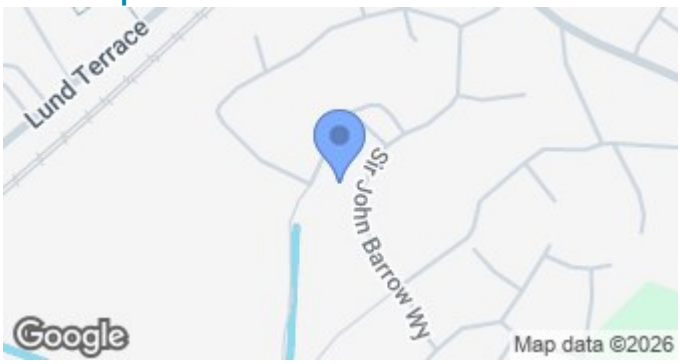
Bedroom Two
8'9" x 8'8" (2.690 x 2.646)

Bedroom Three
9'0" x 6'5" (2.761 x 1.980)

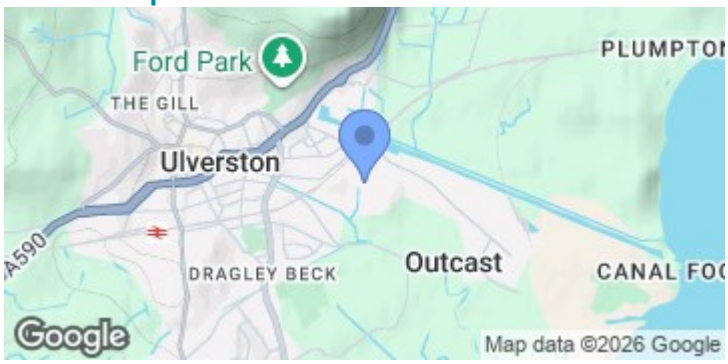
Bathroom
6'1" x 5'5" (1.856 x 1.674)

- Modern Mews Home
- Private, Sunny Aspect Rear Garden
- Pleasant Views
- Local Occupancy Restrictions apply
- Off Road Parking
- Ground Floor WC
- Section 106 Clause, with 65% market value
- Council Tax Band - A

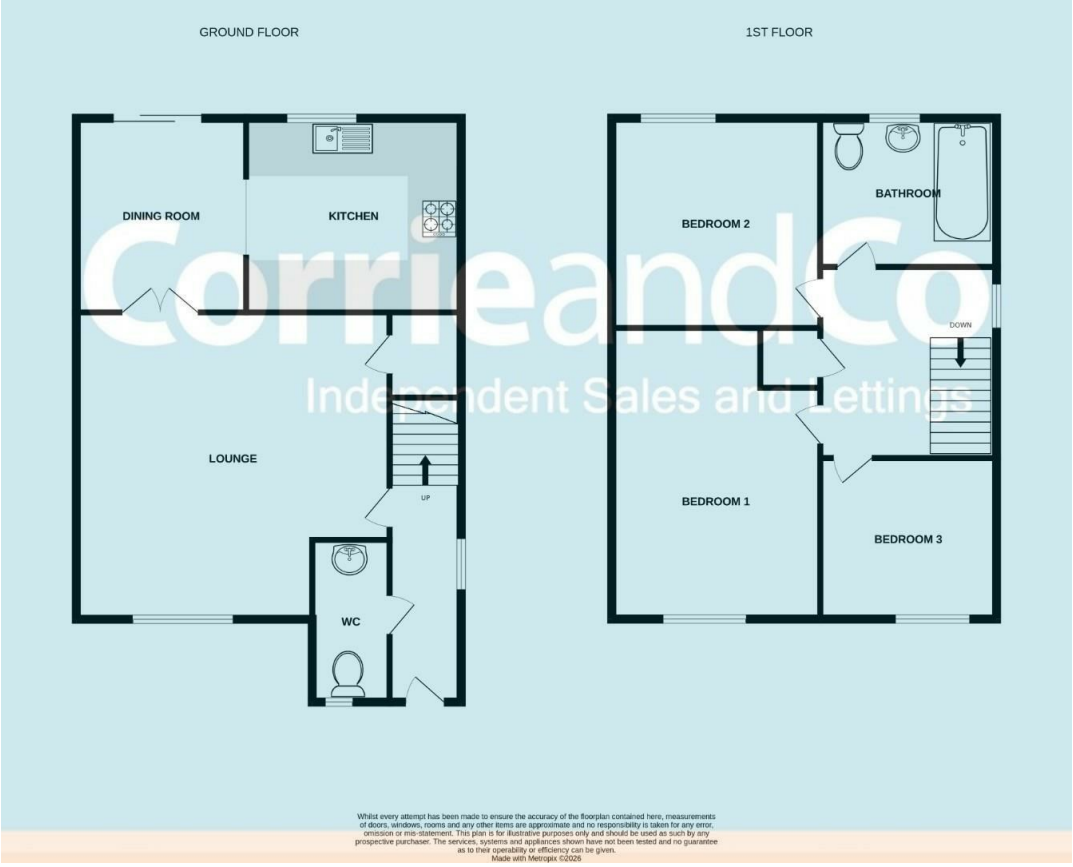
Road Map



Terrain Map



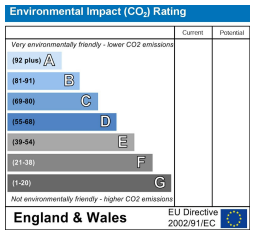
Floor Plan

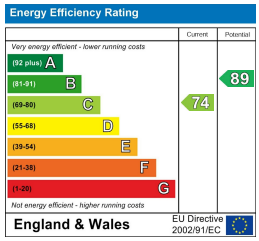


We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

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.





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