

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



6 Weston Avenue

Ulverston, LA12 9LY

Offers In The Region Of £340,000



4



1



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Offered to the market with no upper chain is this superb four bedroom family home, pleasantly situated within a quiet and sought-after position on the ever popular Croftlands estate. Ideally located for convenient access to local amenities, well-regarded schools and excellent transport links, this property offers a fantastic opportunity for families and first-time buyers alike. The accommodation is presented with fresh, neutral décor throughout, creating a bright and welcoming environment while providing the perfect blank canvas for any purchaser to add their own style and personal touch. Externally, the property boasts a wonderful tiered rear garden. The upper level offers a pleasant patio area, ideal for outdoor dining and entertaining, while the lower tier boasts a well-proportioned lawn surrounded by mature trees and established hedging, creating a private and peaceful setting. To the front of the property there is a garage and off road parking comfortably accommodating two vehicles.

Step inside this superb four-bedroom family home and into a welcoming entrance hall, where solid oak flooring immediately sets a warm and high-quality tone that continues throughout much of the ground floor. From here, the layout flows effortlessly into the main living spaces, offering both practicality and comfort for everyday family life.

The lounge is a bright and inviting room, centred around a feature gas fire that creates a cosy focal point—perfect for relaxing evenings. Leading through, the dining room provides an ideal space for family meals and entertaining, with a pleasant outlook over the rear garden and seamless access into the kitchen.

The kitchen is well-equipped and functional, fitted with an electric fan oven, four-ring electric hob, internally vented cooker hood, and a 50/50 fridge freezer, with a washing machine also included in the sale. Thoughtfully arranged, it offers plenty of workspace and storage, making it well-suited to busy households.

Completing the ground floor is a versatile fourth bedroom, which could also serve as a home office or playroom depending on your needs, along with a conveniently located bathroom.

Upstairs, the property offers three further well-proportioned bedrooms, each presented in fresh, neutral décor, creating light and airy spaces ready for a new owner to personalise. Additional storage is available within the eaves to the front aspect, providing a practical solution for keeping the home clutter-free.

Externally, the home truly shines. The rear garden is beautifully arranged over two tiers, with a generous patio area on the upper level—ideal for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. Steps lead down to a well-maintained lawn bordered by mature trees and established hedging, creating a private and tranquil setting. A charming swing seat, which will remain, adds to the appeal of this delightful outdoor space.

To the front, the property benefits from off-road parking for two vehicles as well as a garage, complete with built-in woodworking benches—perfect for those with hobbies or in need of additional workspace.

Offered with no upper chain, this well-presented home combines space, comfort, and a sought-after location, making it an excellent opportunity for families and first-time buyers alike.

Living Room

17'7" x 10'4" (5.37 x 3.17)

Dining Room

11'11" x 9'4" (3.64 x 2.85)

Kitchen

8'8" x 7'4" (2.66 x 2.26)

Bedroom One

10'4" x 8'8" (3.17 x 2.66)

Bedroom Two

8'8" x 8'8" (2.66 x 2.65)

Bedroom Three

8'8" x 5'9" (2.66 x 1.77)

Bedroom Four (First Floor)

16'2" x 10'0" (4.94 x 3.05)

Bedroom Five (First Floor)

10'0" x 8'8" (3.05 x 2.66)



- Ideal Family Home
- Garden to the Rear
- Close to Schools, Amenities & Transport Links
- Ground Floor Bathroom

- No Upper Chain
- Garage & Off Road Parking
- Neutral, Bright & Airy
- Council Tax Band C



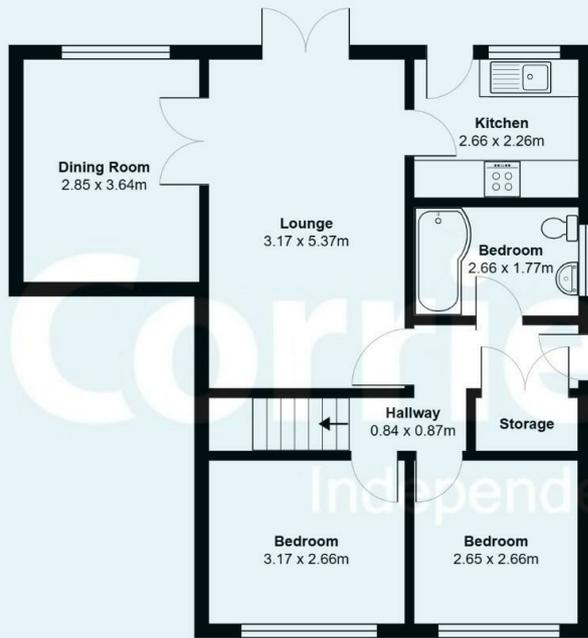
Road Map



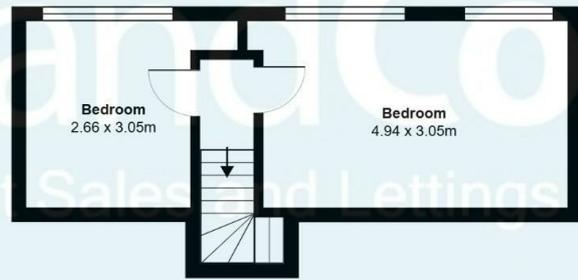
Terrain Map



Floor Plan



Ground Floor



1st Floor

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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.

