



## 12 The Gill

Ulverston, LA12 7BJ

Offers In The Region Of £225,000



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# 12 The Gill

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## Offers In The Region Of £225,000



*Fantastic Opportunity in the Heart of Town! This three-storey property with cellar is perfectly located just a stone's throw from local amenities, offering incredible potential for transformation. Ideal for those seeking a renovation project, this home provides a blank canvas to create your dream space. No upper chain for a straightforward purchase. There is also the added convenience for ample off road parking spaces to the front and side. Don't miss this exciting opportunity to invest in a property bursting with potential in a highly convenient location. Call today to arrange a viewing!*

Step into the living room, which flows seamlessly into the dining area, creating a light and airy open-plan space. The room benefits from dual aspect windows, allowing natural light to flood in, and has been recently painted. A door leads from the dining and lounge area to the staircase, providing access to the upper floors. At the rear of the property, you'll find the kitchen, featuring cream base and wall units with durable laminate worktops. This functional area overlooks the rear aspect/yard, offering a pleasant space.

The first floor comprises a double bedroom, generously proportioned and full of potential. There is also a spacious three-piece bathroom suite, complete with a bath, WC, and wash hand basin. This room also features a storage cupboard, perfect for linens or toiletries.

The second floor offers additional flexibility with another double bedroom, ideal for guests or family. There is also an open landing area, perfect for use as a home office, hobby room, or cozy reading nook. This property offers charm, practicality, and great potential for personalization.

### Living Room

11'9" x 10'3" (3.588 x 3.146)

### Dining Room

10'7" x 8'10" (3.236 x 2.715)

### Kitchen

9'4" x 7'3" (2.870 x 2.218)

### Cellar

11'8" x 9'11" (3.560 x 3.03)

### Landing First Floor

10'9" x 4'10" (3.299 x 1.487)

### Bedroom One

11'10" x 10'5" (3.629 x 3.183)

### Bathroom

10'4" x 6'7" (3.170 x 2.023)

### Landing Area Second Floor

11'8" x 10'5" (3.581 x 3.186)

### Bedroom Two

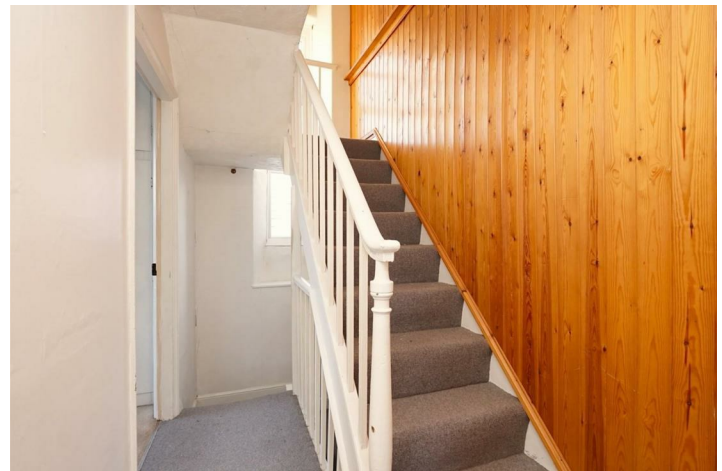
11'11" x 10'10" (3.642 x 3.305)



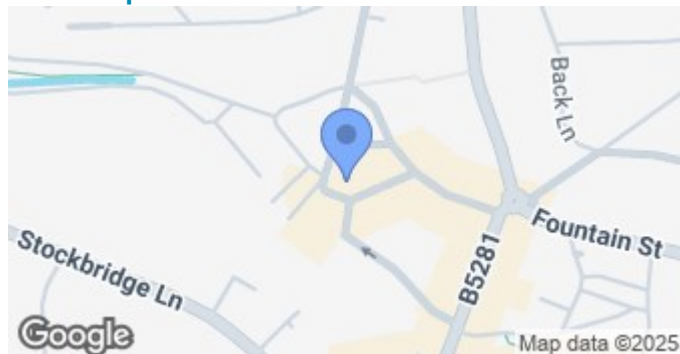


- Town Centre Location
  - No Upper Chain
  - Stone's Throw to Amenities
- Close to Eateries, Schools & Transport Links
  - Council Tax Band - A

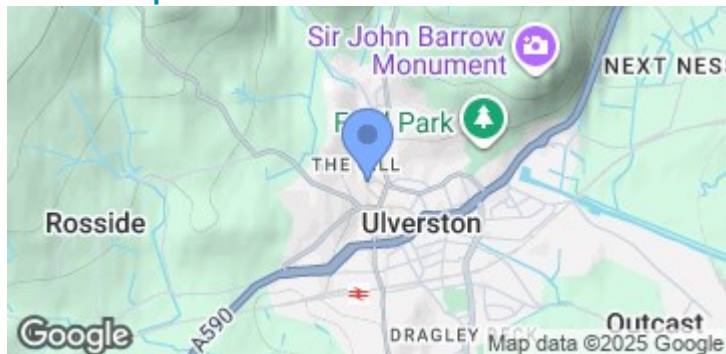
- Fantastic Investment Opportunity
  - Rear Yard
  - Cellar Room
- 4 x Off Road Parking Spaces



## 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.

