



## 7 The Drive

Ulverston, LA12 0DT

£2,400 Per Calendar Month



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*Located in the desirable area of Kilner Park. This family home presents a charming semi-detached house, that is both spacious and inviting. This traditional property boasts four well-proportioned bedrooms and two bathrooms, making it an ideal choice for families seeking comfort and convenience.*

*There are mature gardens that offer generous room for outdoor activities or simply enjoying the tranquillity of nature in your own private haven. This home is a perfect blend of modern amenities and period charm, making it a wonderful opportunity for those looking to settle in a sought-after location. Available from late December*



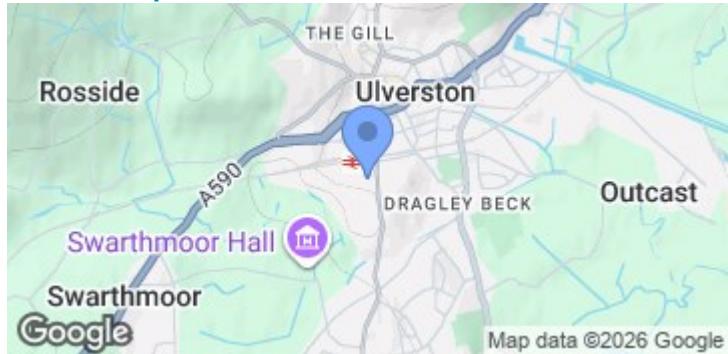
- Family Home
- Highly Sought After Location
- Garage with Attached Workshop & Sheds
- Available From Late December
- Close to Schools & Transport Links
- Private & Mature Rear Garden
- Council Tax Band - E



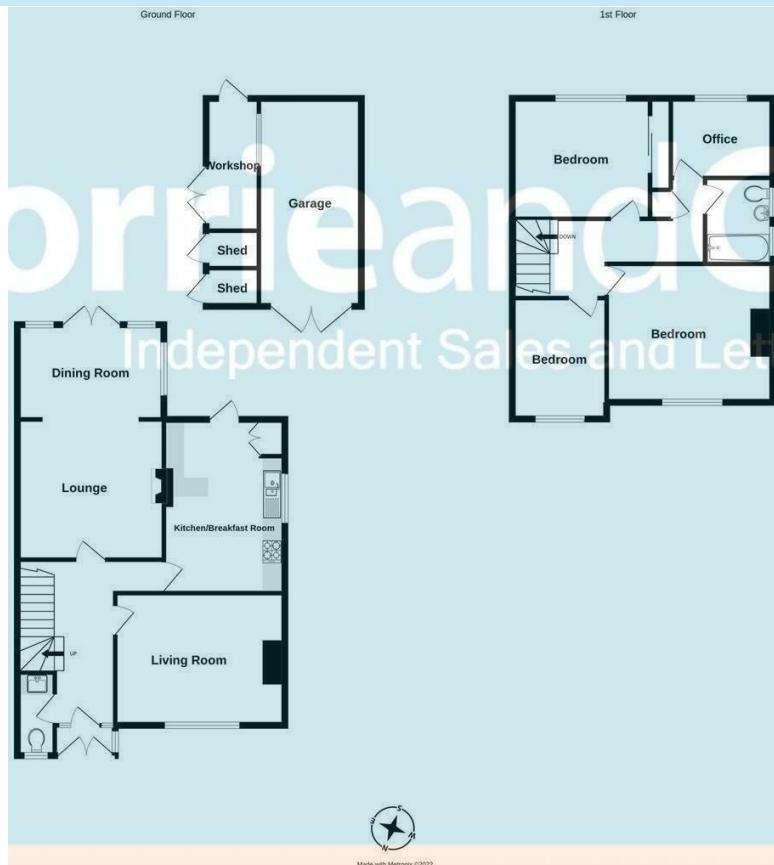
## Road Map



## 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.

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	