CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

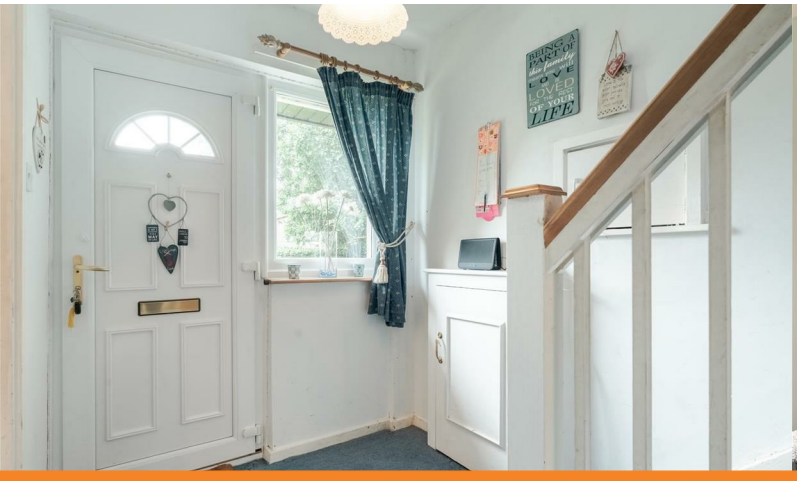


Old Police House Church Road

Ulverston, LA12 0TA

Offers In The Region Of £350,000

3 | 2 | 2 | D





14 King Street, Ulverston, Cumbria, LA12 7DZ | 01229 525333 | info@corrieandco.co.uk

Old Police House Church Road

Ulverston, LA12 0TA

Offers In The Region Of £350,000







A superb detached family home occupying an enviable plot within a popular village location, ideally positioned close to reputable schools and local amenities. Offering generous accommodation and plenty of scope for improvement, the property would benefit from some modernisation, presenting an excellent opportunity for buyers to put their own stamp on a home with fantastic potential.

Externally, the property boasts mature wrap-around gardens, providing privacy and an excellent setting for relaxing, entertaining and family life. Further benefits include off-road parking and a detached garage, offering valuable parking and storage facilities. Internally, the property also features a convenient ground floor WC and separate utility room, adding to the practicality of the accommodation.

An exciting opportunity for families or buyers looking for a property with character, space and potential, all within a desirable village setting close to reputable schools and excellent local amenities.

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor.

To the left is a most versatile room, offering excellent flexibility for use as a ground floor bedroom, home office, playroom or additional sitting room. The main lounge to the opposite side of the house is a generous reception room, providing plenty of space for comfortable seating and relaxation, with a window overlooking the gardens. You will also find a wall hung gas fire.

The kitchen diner offers a range of modern fitted units and plenty of work surfaces for every day food preparation, and the adjoining dining room provides ample space for a dining suite and creates a practical area for family meals and entertaining.

The ground floor is completed by a useful utility room, a convenient WC and additional external storage, providing excellent practicality for modern family living.

Ascending to the first floor, the property offers three further bedrooms, providing versatile accommodation for family members, guests or those working from home. The bedrooms are served by a family bathroom, fitted with a bath, WC and wash hand basin. The bedrooms also benefit from several useful storage cupboards, providing valuable additional space.

Externally, the property is particularly appealing, enjoying private wrap-around mature gardens which provide a generous and versatile outdoor space for relaxing, entertaining and family life. The property further benefits from off road parking and a detached garage, providing secure parking, storage and excellent additional space.

Entrance Hall
12'0" x 6'0" (3.659 x 1.839)

Living Room
14'9" x 12'0" (4.500 x 3.668)

Dining Room
10'2" x 9'4" (3.117 x 2.861)

Study/Ground Floor Bedroom
14'4" x 9'2" (4.381 x 2.811)

Kitchen
11'5" x 10'1" (3.498 x 3.076)

Utility Room
8'8" x 6'6" (2.642 x 1.997)

Ground Floor WC
4'10" x 2'10" (1.489 x 0.865)

Landing
8'1" x 6'11" (2.471 x 2.120)

Bedroom One
14'0" x 9'1" (4.271 x 2.794)

Bedroom Two
11'10" x 10'11" (3.610 x 3.330)

Bedroom Three
9'0" x 7'10" (2.768 x 2.395)

Family Bathroom
6'10" x 6'2" (2.096 x 1.888)



- Excellent Village Location
- Great Family Home
- Garage and Driveway
- In need of some modernisation
- Generous Detached Plot with Wrap around Gardens
- Versatile Accommodation
- Council Tax Band D









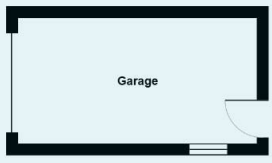
Road Map



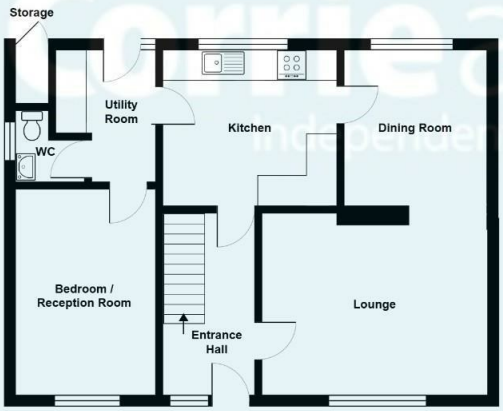
Terrain Map



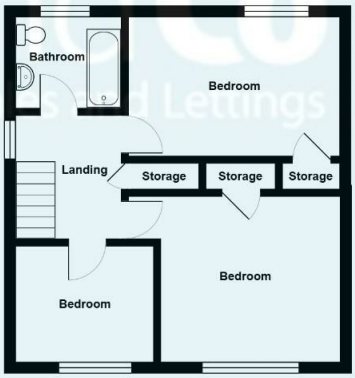
Floor Plan



Outbuilding



Ground Floor



1st Floor

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.

