CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Burlington Mews Burlington Street

Ulverston, LA12 7TG

Offers In The Region Of £240,000

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Offers In The Region Of £240,000







A superb mews home situated just a stone's throw from the heart of the bustling market town of Ulverston, offering convenient access to local amenities, shops, eateries and transport links. Offered for sale with no upper chain, the property benefits from neutral decor throughout, providing a blank canvas for the incoming buyer to make their own, with the potential for a swift completion. The accommodation offers the added benefit of both an en suite shower room and a ground floor WC, providing practicality and convenience for modern living. To the rear, there is an allocated parking space available at an additional cost, a welcome feature in this town centre location. Early viewings are highly recommended.

Entering the property through the porch, you are welcomed into a spacious lounge offering plenty of room for a variety of furniture arrangements. A bay window to the front allows natural light to flow into the room, creating a welcoming setting for relaxing or entertaining. There is also a useful storage cupboard.

Moving through the property, you come to the well presented kitchen diner, fitted with a range of traditional cream base and wall units, incorporating a sink and hob. There is also space for a washing machine and fridge freezer, with room to accommodate dining furniture, also. A useful WC is conveniently located off the kitchen, adding to the practicality of the property.

The first floor landing provides access to the three bedrooms and the main shower room. The principal bedroom is positioned to the rear of the property and benefits from its own en suite shower room, providing added convenience and privacy. The remaining two bedrooms offer versatile accommodation, suitable for family members, guests or use as a home office. The main shower room comprises a walk-in shower with thermostatic shower head, wash basin and WC.

To the rear, the property benefits from an allocated parking space, available at a cost of £50 per annum. This is a fantastic addition to the property, providing convenient parking in this town centre location.

Entrance Hall
extends to 5'6" (extends to 1.69)

Lounge
19'4" (max) 16'3" x 10'7" (5.91 (max) 4.97 x 3.25)

Kitchen
10'5" x 10'5" (3.19 x 3.18)

Ground Floor WC
6'3" x 3'1" (1.93 x 0.95)

Understair Cupboard
2'11" x 3'5" (0.89 x 1.06)

Landing
10'2" x 6'1" (3.10 x 1.86)

Bedroom One
7'8" x 13'11" (2.34 x 4.25)

En Suite
7'8" x 2'6" (2.34 x 0.78)

Bedroom Two
10'3" x 7'8" (3.14 x 2.36)

Bedroom Three
6'1" x 6'7" (1.86 x 2.01)

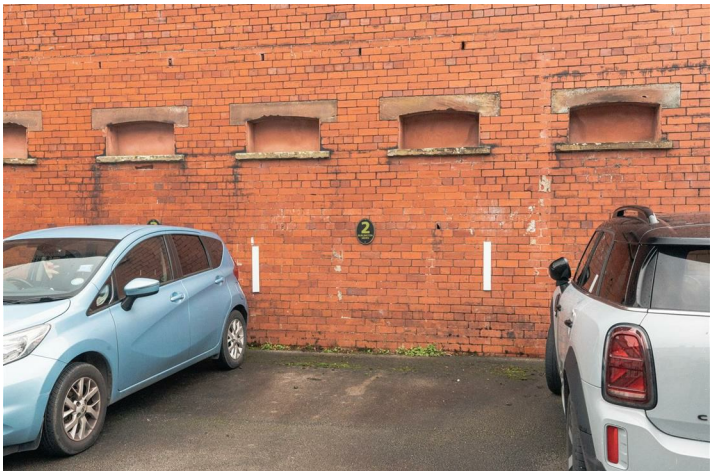
Bathroom
5'10" x 9'10" (7'9") (1.80 x 3.00 (2.37))



- Superb home in convenient location
- En suite to the master bedroom
- 1 x parking space to the rear (£50 P/A) plus 1 x visitor parking
- Council tax band - C
- No upper chain
- Rear patio/garden space
- Ideal first home

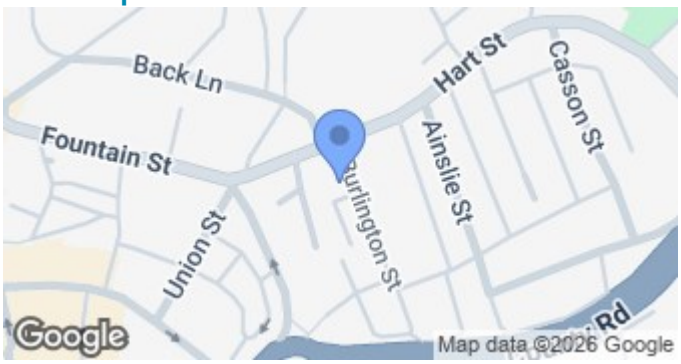








Road Map



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.

