

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



20 Cox Street

Ulverston, LA12 0AS

Offers Over £125,000



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Draft Particulars Subject to Client Validation

Approach

UPVC Mahogany style front door with opaque double glazed 'borrowed light' window above, affords access from the front of the property (within the cul-de-sac) into the lounge.

Lounge

12'5" x 12'1" (10'5") (3.8 x 3.7 (3.20))

With UPVC mahogany style double glazed window to the front aspect. The central feature is the authentic open coals living flame gas fire, with brass grate, cream marble to the inset and hearth, and outer pine style surround. The lounge has a single radiator with thermostat, three double power points, telephone point and TV aerial with Sky cabling. The room has good ceiling height of 2.8m, with coving, lovely decor of a cream shade and white papered ceiling. A lovely room!

Inner Hall

Oak faced door with glazed pane and chrome style handle, leads into the Inner Hall with access to the side facing stairs. Matching Oak faced door with glazed pane leads into the kitchen.

Kitchen

11'5" x 12'1" (3.48 x 3.7)

UPVC Double glazed mahogany style window facing the rear aspect. The kitchen has been fitted with a good range of modern and attractive maple shaded, shaker style base and wall units with brushed stainless steel handles, pelmet lighting and cornice, with a walnut shaded/block patterned work surface.

Franke stainless steel sink with chrome mixer tap and inset drainer. Complimentary pastel, stone style tiling.

Fitted appliances to be included in the sale - Stainless canopy cooker extractor hood with fan and light. Baumatic cooler unit and four ring gas hob and electric fan assisted single oven with light and timer. Integrated Diplomat slimline dishwasher. Recess for fridge/freezer. Panel radiator with thermostat and ample power points. Doors to the stairs, lounge and open access to the utility room and under stair storage. Space for a dining suite making this a great kitchen/diner.

Utility Room

7'10" x 5'10" (2.4 x 1.8)

Opaque, UPVC double glazed window to the rear aspect. High gloss white base and wall units with a work surface matching the kitchen, and a modern, burgundy complimentary splashback. Gas Ferroli combi boiler and recess and plumbing for washing machine and tumble dryer. UPVC Mahogany shaded door leads externally to the rear yard.

Stairs

The traditional staircase leads from the inner hall to the first floor landing

First Floor Landing

First Floor Landing with covered ceiling and painted timber doors to the bedroom and bathroom - open access into the second/versatile room.

Bedroom One

12'5" x 12'1" (3.8 x 3.7)

UPVC double glazed window to the front elevation and the cul-de-sac. The bedroom has a panel radiator with thermostat, three double power points, a TV aerial and telephone point. Door to the stairwell cupboard for storage, with access to the loft. Good ceiling height of 2.6m, decor of cream.

Room Two/Guests etc.

4'7" x 12'1" (1.4 x 3.7)

Panel radiator with thermostat, two double power points and cream decor. A Versatile room open access to the landing and Colonial style (six panel) door to the bathroom.

Bathroom

6'10" x 11'5" (2.1 x 3.5)

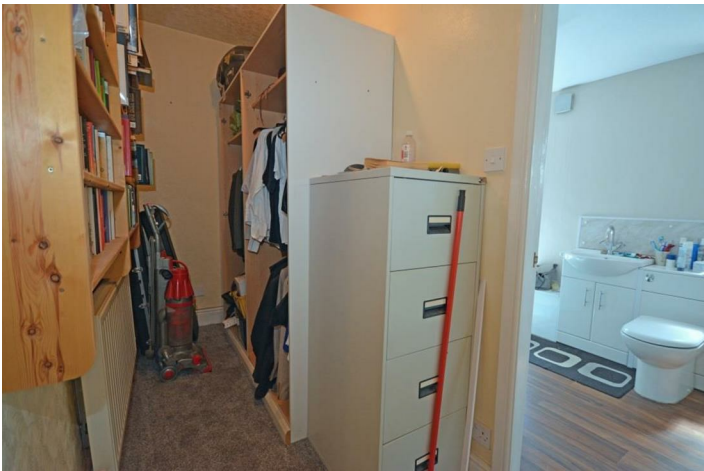
Two UPVC double glazed Mahogany shaded windows to the rear aspect. Fitted modern and attractive three piece suite in white with chrome fixtures. Low level 'P' shaped bath with off-set star tap and curved panel, over bath Briston thermostatic shower with flexi-track spray and curved/glazed shower screen. Low level dual flush WC and 'D' shaped vanity basin with pedestal and swan mixer tap. Built-in white gloss cabinets. Cladding to walls and ceiling with decor with cream and aqua. Tubular ladder style chrome radiator and panel radiator.

Exterior Front

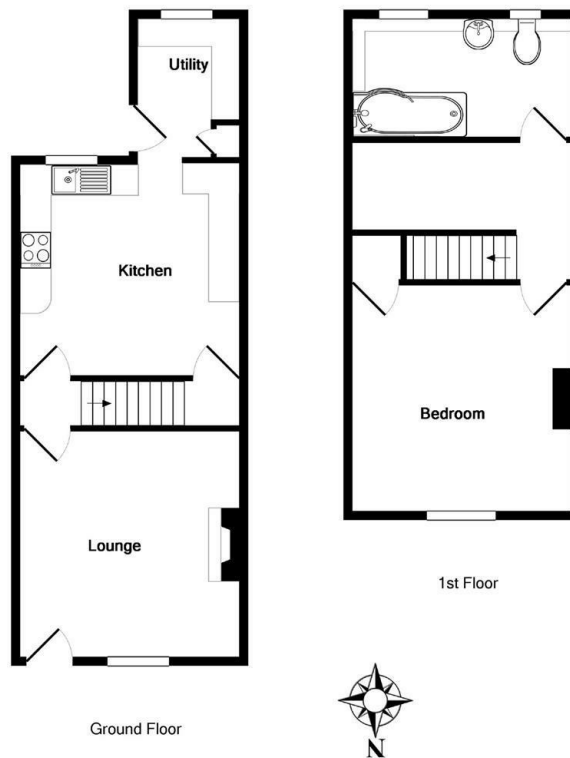
This is a lovely, well presented traditional terrace house with the popular central location - and within the cul-de-sac. Most deceptive, viewings are highly recommended.

Exterior Rear

UPVC Mahogany shaded door leads from the utility room into the rear yard area of approx 6 meters. The yard is well maintained and concreted with dashed walls. There is an excellent sun aspect and ample space for patio furniture. External tap and timber latch gate to the rear street.



Floor Plan



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