



27 Victoria Road

Ulverston, LA12 0EP

£325,000



27 Victoria Road

Ulverston, LA12 0EP

£325,000



Approach

The lovely painted front door has opaque glazed panes, borrowed light above, affords access from the front of the house to the vestibule.

Entrance Vestibule

With mosaic tiled floor. Painted wooden door with opaque glazed panes leads into the hall.

Entrance Hall extends to

21'7" (6.60)

Victorian tiled floor (most appealing) cornice and corbles, lovely decor and dado rail. Understairs pantry style cupboard with light and power.

There is access to the spindled stairs, separate painted doors to each reception room and the kitchen.

Reception One

15'8" x 14'4" (4.78 x 4.38)

With UPVC double glazed window, opening pane - faces the front aspect, looking to the school fields. A super feature is the open recess for fire, with steel grate and canopy, tiling to the inset and hearth, outer coloured marble surround.

Three wall lights, panel radiator with thermostat, telephone point and TV aerial with Sky link, light dimmer switch.

There is good ceiling height of 2.68m with coving to the ceiling, picture rail to the wall, cream decor below and white above. A classic traditional room of splendid proportions and most deceptive.

Reception Two

12'2" x 13'2" (3.73 x 4.02)

With UPVC double glazed window, opening pane - faces the rear elevation - pleasant aspect.

There is a lovely built in period style fire surround with tiled inset and hearth, black steel canopy and grate.

Panel radiator with thermostat, two double power points and TV aerial. Points for three (including alcove) wall lights and central pendant light, light dimmer switch. The room enjoys

sympathetic decor in a shade of cream, with coving, picture rail and deeper skirting boards. Another splendid family room.

Breakfast Kitchen

10'5" x 10'9" (3.18 x 3.28)

With double glazed window, opening pane to the side and rear. The kitchen has been fitted with a good range of modern and attractive, Shaker style, cream shaded base and wall units with knob handles, pelmet lighting and a beech shaded block pattern work surface. Stainless steel sink with chrome mixer tap and inset drainer. Cream and peach shaded tiling.

Fitted appliances to be included in the sale - Extractor hood with fan and light. The dual fuel range cooker (negotiable upon sale) is set to the inglenook recess, with exposed brick and lintel. Integrated fridge, recess and plumbing for washing dishwasher. Panel radiator, power points. Terracotta shaded tiled floor with black diamond motif. Integral breakfast bar.

A super tasteful, family kitchen, separate doors to the entrance hall and at the rear to the utility room

Utility Room extends to

10'9" (3.30)

With UPVC double glazed window to the rear, fitted base and wall units, work surface, stainless steel sink. Modern recess tiling. Gas Worcester Combination boiler. Recess and plumbing for washing machine, space for freezer. Quarry tiled floor. Wooden door with borrowed light window for external access.

Cloaks

With fitted and low level WC, quarry tiled floor.

Stairway Details

The spindled staircase leads from the entrance hall and provides access to the first floor landing.

First Floor landing extends to

19'6" (5.95)

With bannister and spindles. Panel radiator with thermostat. Access to the insulated loft. Separate doors lead to each of the bedrooms and the bathroom.

Bedroom One

12'8" x 10'9" (3.87 x 3.28)

With UPVC double glazed window, opening pane - faces the front aspect with a super open view and to the school fields. There is a lovely built in period style surround with inset tiling, canopy and grate. Panel radiator with thermostat, two double power point and TV aerial. Pine floor boarding. Again with coving and picture rail.

Decor of cream and anthracite, white above the picture rail. A super bedroom.

Bedroom Two

12'4" x 13'2" (3.76 x 4.03)

With UPVC double glazed window, opening pane and facing the rear elevation. Built in period fire surround, pastel decor. Panel radiator with thermostat, two double power points, TV aerial socket, ceiling height of 2.79m

Bedroom Four

9'3" x 8'4" (2.84 x 2.56)

With UPVC double glazed window, opening pane - faces the rear aspect and a pleasant outlook. Within the bedroom , a panel radiator with thermostat, two power points, telephone point and TV aerial. Laminate flooring, (pale beech shaded) Built in period style fire surround.

Bathroom

7'6" x 5'2" (2.30 x 1.58)

With UPVC (part) opaque double glazed window, opening pane to the side aspect. Fitted suite modern, contemporary and attractive three piece suite in white with chrome fittings. Low level cast bath with mixer tap and over bath shower and shower screen, matching side panels. Low level dual flush WC and wash basin with pedestal and mixer tap. Recess tiling in white metro style tiles. Built in airing cupboard. Shelving space with radiator. Panel radiator with thermostat,. Flooring of a slate grey shade.

Exterior Front

This is a lovely, period limestone and sandstone semi detached house with an excellent location and to a cul de sac (easy walk into town). There is a front garden area, with garden beds, planting ,adjacent school playing fields opposite.

Exterior

Wooden door leads from the utility room to the rear yard. This concreted, of approximately 5.8m with external light and tap. Patio area of Indian standstone flags - ample recreational space and for garden furniture. Path to the rear lane. Side path front/rear. Views towards the Park and Hoad

Garage

15'6" x 13'10" (4.73 x 4.23)

Detached garage with up and over door, light and power. Good access from the rear lane.



Road Map



Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 126.83 sq. m. (1365.15 sq. ft.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the document. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency can be given.
Made with h2m2019



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

