



13 Priory Court

Ulverston, LA12 0EY

£210,000



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Entrance Hall

extends to 6'4" (extends to 1.955)

The entrance hall has a double radiator with thermostat, and under-stairs cupboard. Doors provide access to the down stairs room and the garage, which is decorated with a terracotta tiled floor.

Reception Room One

9'9" x 11'2" (2.992 x 3.426)

This room is decorated with light blue painted walls and an oak style laminate floor. The room comes with a fitted cupboard, a double radiator and thermostat, two double power points and a tv aerial point. Doors provide access to the hall way and UPVC double glazed doors provide access to the rear aspect of the property.

Lounge/ Dining room

17'8" x 19'1" (5.397 x 5.840)

UPVC double glazed front and rear aspect windows. This room is very spacious and comes with three double radiators, one single and four double power points and access to a telephone and TV aerial point. The room is decorated with magnolia painted walls and a parquet style laminate floor. Doors provide access to the kitchen.

Kitchen

8'10" x 6'7" (2.699 x 2.030)

UPVC double glazed rear aspect windows. This modern and attractive kitchen has been fitted with a good range of base and wall units, with metallic style handles, a laminate work surface, and a double stainless steel sink unit with mixer taps and inset drainer. The kitchen is decorated with a slate style linoleum floor with deep red painted walls. There is space for a fridge freezer and recess plumbing for a full dishwasher. This attractive kitchen also has a Bosch gas hob with four rings, a Beko

single fan assisted oven with grill, light and timer as well as a wall hung, cupboard mounted combination boiler. This room also comes with two double and two single power points. The fridge, oven and the hob are included in the sale. Doors provide access to the lounge/diner.

Stairway

Traditional staircase located in the hall, provides access to the first floor, lounge and diner.

Bedroom One

14'10" x 8'9" (4.53 x 2.668)

UPVC double glazed front aspect windows. This room is decorated with an oatmeal coloured carpet and magnolia painted walls. The room comes with a single radiator and thermostat, two double power points and a built in wardrobe.

Second Floor Landing

3'5" x 2'7" (1.048 x 0.806)

Second floor landing provides access to the loft and has a single power point.

Bedroom Two

8'8" x 10'2" (2.656 x 3.112)

UPVC double glazed rear aspect windows. This room is decorated with an oatmeal carpet with magnolia painted walls. This room also comes with a single radiator and thermostat, three double power points, a telephone point and a built in wardrobe.

Bathroom

6'9" x 5'10" (2.078 x 1.781)

UPVC double glazed rear aspect windows. This three piece white with chrome fitment suite is modern and comes with a low level bath, traditional taps, an over bath shower attachment and screen. There is also a low

level flush W/C and a vanity wash basin. The room is decorated with a tiled floor and fully tiled walls and has a single radiator.

Exterior Front

To the front of the property is a forecourt with a low level brick wall following the boundary with an iron fence above. The forecourt contains shrubs and other plants.

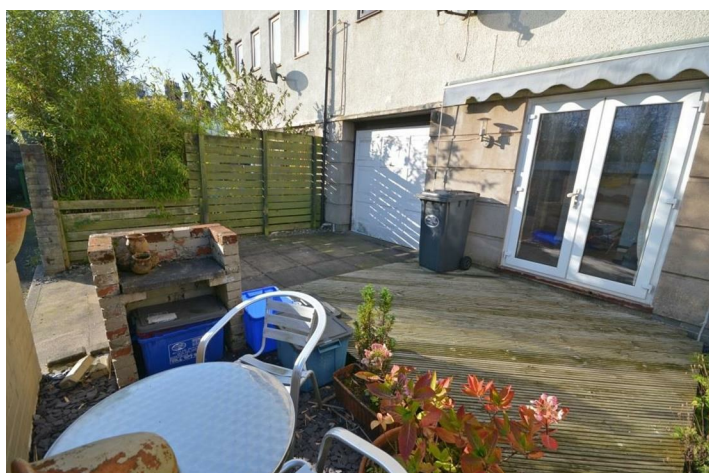
Exterior rear

To the rear of the property is a decking area with a raised area containing slate chippings behind. There is a paved parking area to the back of the property provides off road parking for one car. There is a brick barbeque at the rear and wooden fencing on either side.

Garage

7'4" x 17'7" (2.247 x 5.378)

Single integral block has up over, external doors to the rear aspect. The garage has lights and power, water tap and sink, and plumbing and electrics for a washing machine and tumble dryer.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

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