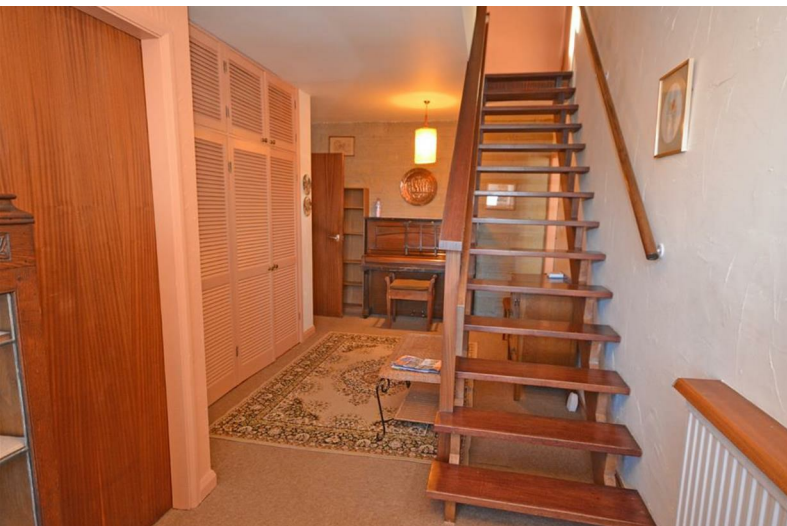




Peragrina

Ulverston, LA12 7PH

£375,000



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Exterior Front

A tarmac area provides off road parking for three cars. There is a front lawn with decorative borders following the boundary. To the right of the property, the lawn wraps around the side, there are beautiful sounds of the river below that can be enjoyed.

Entrance Hall

extends 19'8" (extends 6.004)

This hall comprises of a built in cupboard, smoke alarm, double radiator with thermostat, a double power point and has a fitted carpet. The hallway provides access to the lounge, kitchen and W/C.

W/C

UPVC windows. This traditional beige with chrome fittings, two piece suite comes with a low level W/C and a pedestal wash basin and is decorated with a splash back.

Reception One

23'9" x 13'6" (7.257 x 4.116)

UPVC double glazed, front and side aspect windows. The central feature of this room is the alcove with electric fire stove. This room provides excellent views of the country side. The room is decorated with a fitted patterned carpet, a feature stone wall and white painted walls with a beige colored wallpaper. This room comes with a single and a double radiator with thermostat, three double power points, tv and telephone access point. UPVC double glazed sliding doors provide access to the patio, and doors within provide access to the reception room two/ dining room and the hall.

Reception Two/Dining Room

10'5" x 11'2" (3.194 x 3.412)

UPVC double glazed side and rear aspect windows. The central feature of this room is the attractive views of the garden at the rear and woodland area. This room is decorated with a mushroom coloured carpet and walls painted yellow. The room comes with a single radiator with thermostat, a double power point and doors provide access to the lounge and kitchen.

Kitchen

9'11" x 10'6" (3.048 x 3.202)

UPVC double glazed side and rear aspect windows that provide lovely views of the garden. this kitchen has been fitted with a good range of traditional base and wall units with wooden handles, a laminated stone style worksurface and a double composite sink unit with mixer tap and inset drainer. The kitchen is decorated with a mushroom coloured carpet and yellow painted walls with a beige splash back. Fitted appliances to be included in the sale consist of a cooker with fitted extractor hood, fan and light, a ceramic electric hob with four rings and a double fan assisted oven with light and timer. There is also recess for a full-sized dishwasher, a double radiator and a single and three double power points. doors provide access to reception room two/ dining, the utility and the hallway.

Utility/ Boiler Room

5'6" x 5'6" (1.677 x 1.695)

Wood fitted single glazed door provides access to the rear entrance and the vestibule. It also contains a "Grant" boiler.

Stairway

Wooden stairs from the hall provides access to the first floor landing.

First Floor Landing

13'11" x 8'10" (4.245 x 2.709)

The first floor landing has a single radiator with thermostat, an airing cupboard, shelving space and a lagged water tank.

Bedroom One

13'11" x 10'5" (4.256 x 3.198)

UPVC double glazed front aspect windows. This room is decorated with a purple coloured carpet and light blue painted walls. It comes with a single radiator with thermostat and a double and a single power point. This room enjoys excellent views of the surrounding countryside including the hills and fields with distant views of the Hoad Monument.

Bedroom Two

10'6" x 13'9" (3.205 x 4.194)

UPVC double glazed front aspect windows. This room is decorated with a blue fitted carpet and has light blue and red painted walls. The room comes with a single radiator with thermostat, two double power points and a tv aerial access point. This room also has superb views over the surrounding countryside.

Bedroom Three

11'2" x 10'6" (3.418 x 3.209)

UPVC double glazed rear aspect windows. this room comes with a fitted cupboard a single radiator with thermostat and a double power point. It is decorated with a blue fitted carpet, and the walls are painted cream and yellow.

Bedroom Four

9'10" x 10'5" (3.015 x 3.185)

UPVC double glazed rear aspect windows . This room comes with a single radiator and a double power point. The room is decorated with an oatmeal coloured carpet and yellow painted walls.

Bathroom

10'3" x 8'10" (3.132 x 2.696)

UPVC double glazed rear aspect windows. This cream coloured,

chrome suite comes with a low level flush W/C, a low level bath with handles, mixer tap with a screen and shower attachment with over bath thermostatic. The room is decorated with a fitted carpet and full cladding to the walls and ceiling. It also comes with a single radiator.

Loft

9'1" x 21'10" (2.793 x 6.668)

Within the loft is lighting, power and telephone point.

Rear Entrance

UPVC double glazed door can be accessed via the garden.

Exterior Rear

At the rear you will find a patio area behind the lounge, with additional lawn.

Side Garden

At the side there is a substantially sized lawn with decorative borders and flower beds. A greenhouse can be found on the side. You will also find a wonderful vegetable garden. Superb views of the surroundings hills and fields can be enjoyed from this lovely garden.

Additional

The house has 16 solar panels. The garden is very private, and not over looked. At lower level lovely tranquil sounds of the river behind the garden can be enjoyed.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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.

