



## 45 Lightburn Avenue

Ulverston, LA12 0DL

No Onward Chain £345,000



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## Approach

The white UPVC front door has a double glazed borrowed light window above. It affords access from the house into the Vestibule.

## Entrance Vestibule

With cornice and tiled flooring. A timber door with opaque glazed pane leads directly into the hallway.

## Entrance Hall

**extends to 13'9" (extends to 4.20)**

The entrance hall boasts lovely original features such as the Victorian mosaic floor, cornice and corbels. The hallway has a panel radiator with thermostat and provides access to the stairs. Separate doors lead to the three reception rooms.

## Lounge

**16'8" x 10'9" (5.10 x 3.30)**

With a lovely Bay UPVC double glazed window with an opening pane facing the front aspects, with open outlooks to the park. The lounge has three panel radiators with thermostats, three double power points and TV aerial. The décor is of lovely shades of 'Mizzle' by Farrow & Ball. An elegant room demonstrating the character and elegance of the property.

## Dining Room

**14'9" x 10'9" (4.50 x 3.30)**

With a rear facing UPVC double glazed window with the benefit of embankment. The focal point of the room is the quality Victorian black cast fire surround with canopy and tiling and an Adam style outer surround with a slate hearth. The dining room also has a panel radiator with thermostat, three double power points and a TV point. The décor is of 'Sudberry Yellow' by Farrow & Ball with terracotta shade quarry tiled flooring with beige/black inset tiling. Another fabulous room with the higher ceiling and coving. Separate doors to the hall and kitchen.

## Reception Three

**13'9" x 12'5" (4.20 x 3.80)**

UPVC double glazed French doors leading to the rear aspect with the patio whilst also affording a good degree of natural light. A lovely room with good ceiling height of 2.70m, deeper skirting boards and oak shaded laminate flooring. There is also a panel radiator with thermostat, two double power points and pretty blue décor of 'Stepping Stone'.

## Kitchen

**18'4" x 9'2" (5.60 x 2.80)**

This recently fitted, large and airy kitchen offers plenty of storage space and a conservatory section to the rear. The kitchen includes a Hotpoint oven and induction hob together with integrated fridge freezer, microwave, Bosch dishwasher and a Blanco sink and tap. The units are finished in a shade of 'Moles Breath' by Farrow & Ball with antique brass door furniture and black granite worktops upstands beautifully set off against walls painted in 'Cornforth White' by Farrow & Ball. The flooring is of a white oak effect linoleum.

## Cellar Rooms

Two rooms: one being 4.10m x 3.30m and the other 4.0m x 3.0m. Stone steps for easy access from the kitchen with both electric light and power. Good head height of 1.90m.

## Stairway Details

The traditional staircase with a width of 1.0m leads from the entrance hall to the first floor landing.

## First Floor Landing

**extends to 19'8" (extends to 6.00)**

With bannister, shaped spindles and a UPVC double glazed window to the side. The landing has a panel radiator with thermostat, one power point, a telephone point, two ceiling lights and a built in cupboard housing the recently installed gas Worcester boiler. Doors lead to three of the bedrooms and the bathroom and further stairs lead to the second floor.

## Bedroom One

**15'1" x 13'5" (4.60 x 4.10)**

With two UPVC double glazed windows with opening panes and lovely outlooks. The bedroom enjoys both a cornice and picture rail and has good ceiling height of 2.60m. It is decorated in 'Peignoir' paint by Farrow & Ball with a tasteful feature wall. There is also a panel radiator and thermostat and three double power points.

## Bedroom Two

**14'5" x 8'2" (4.40 x 2.50)**

UPVC double glazed window with opening pane looking to the rear patio. Within the bedroom there is a double radiator and thermostat, two double power points and a lovely painted and ornate period style fire surround. The décor is a shade of cappuccino.



### Bedroom Three

14'1" x 12'5" (4.30 x 3.80)

With a rear facing UPVC double glazed window with an opening pane. The focal point of the room is the lovely period style fire surround of black cast and ornate inset tiling with an outer surround. Lovely stained floor boarding, a double radiator and thermostat. Another super room.

### Family Bathroom

8'6" x 9'2" (2.60 x 2.80)

Dual aspect UPVC opaque double glazed windows. This is a modern and superior four piece fitted suite with quality Crosswater Belgravia taps and full tiling in a shade of oyster. There is an open roll top bath with free stand Crosswater Belgravia mixer tap and telephone shower head with flexi track spray, a low level flush WC with oval 'floating' vanity basin to the built in period washstand and a glazed quadrant shower cubicle with thermostatic shower with fixed rainfall head. 'Inchyra Blue' décor by Farrow and Ball and Moroccan style mosaic tiled flooring. The bathroom also has an extractor fan, tubular 'church' radiator, a shaver point integrated into the period wash hand and points for two wall lights and a central ceiling light.

### Second Floor Landing

of 14'1" (of 4.30)

The wider stairs with spindles continue from the first floor to the second floor landing with a power point, smoke alarm, loft access and stripped doors to the further bedrooms.

### Bedroom Four

15'1" x 14'1" (4.60 x 4.30)

With a UPVC double glazed window with an opening pane and super elevated outlooks over Lightburn Park. The room has a panel radiator and thermostat, two double power points and décor of 'Antique Map' with cream carpeting. There is also a feature wall with period style/painted fire surround.

### Bedroom Five

14'1" x 7'2" (4.30 x 2.20)

Double glazed Velux window to the rear. The room has a panel radiator and thermostat, two double power points and a partly inclined ceiling.

### Bedroom Six

13'9" x 11'9" (4.20 x 3.60)

Double glazed Velux window facing the rear, again with an inclined ceiling. The room has a panel radiator and thermostat and two double power points.

### Exterior Front

This is a magnificent three storey limestone townhouse within a convenient, excellent location and open outlooks over Lightburn Park. The front is forecourted and slightly elevated with border garden, a path and steps to the front door.

### Exterior Rear

To the rear there is the advantage of the rail embankment for privacy. Polished brick sets of Mauve and grey affords ample space for recreation. Further paved and brick patio areas to the rear, again with ample space for family recreation and garden furniture. External tap, divisional stone wall and a timber gate to the rear lane.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Whilst every attempt 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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