

14 Yewdale Road Coniston, LA21 8DU

Nestled in the charming Coniston Village, this unique property offers a fantastic opportunity for those seeking a combination of commercial and residential spaces. With a retail unit on the ground floor and separate residential accommodations above, this property provides endless possibilities for entrepreneurs and families alike. The three spacious bedrooms ensure ample room for a growing family or the option to create a home office or studio space. In addition to its existing features, this unique property in Coniston Village is further enhanced with the addition of double glazing and gas central heating. The rear outdoor space offers a versatile sitting or Private Parking Area. Embrace the versatility of this property and make it your own in the heart of Coniston Village.

Offers In The Region Of £475,000

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Coniston, LA21 8DU



- Charming village location
- Prominent position
- Double Glazing and Gas Central Heating to Maisonette
- Spacious living accommodation
- Three good sized bedrooms
- Council tax band - D
- Courtyard to the Rear/ Private Off Road Parking
- Ground floor shop/retail premises

Retail/Shop Premises

28'6" x 11'5" (8.70 x 3.50)

Store

11'1" x 6'6" (3.40 x 2.00)

Cloakroom

Cellar

14'9" x 13'1" (4.50 x 4.00)

Maisonette

Entrance Hall

extends to 19'0" (extends to 5.80)

Lounge

15'1" x 14'1" (4.6 x 4.3)

Kitchen

14'1" x 8'6" (4.30 x 2.60)

Bedroom One

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

Bedroom Two

14'1" x 8'6" (4.30 x 2.60)

Bedroom Three

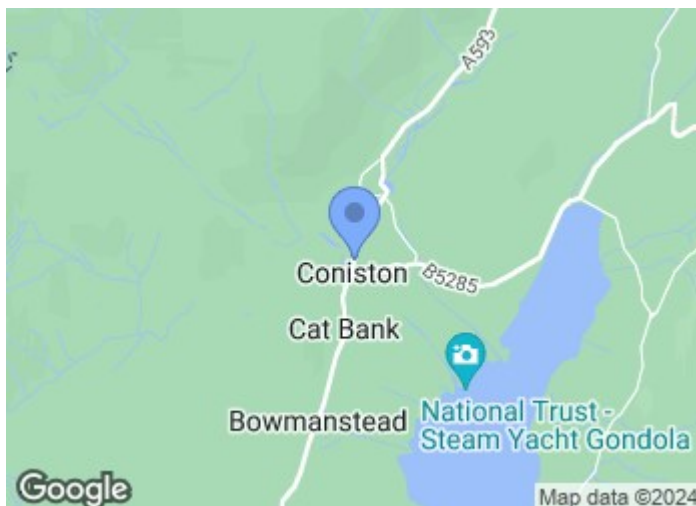
9'10" x 7'10" (3.00 x 2.40)

Shower Room

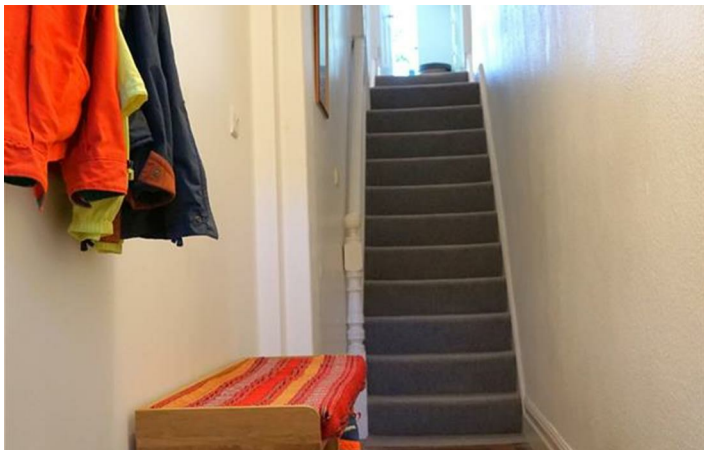
9'10" x 7'10" (3.00 x 2.40)

Exterior Rear

depth of approx. 42'7" (depth of approx. 13m)



Directions



Floor Plan



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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.

