



6 Little Union Street

Ulverston, LA12 7HP

Offers In The Region Of £220,000



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Nestled within the heart of Ulverston's vibrant market town, this delightful cottage perfectly blends character, comfort, and convenience. Full of charm and ideally positioned just a short stroll from an excellent selection of independent shops, cafés, restaurants, and local amenities, it presents a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a sought-after location. It comes with a charming private garden designed for easy maintenance, featuring artificial lawn and a seating area overlooking the gently flowing stream; an idyllic spot to enjoy a morning coffee, unwind after a busy day, or entertain friends and family.

Entering the property through the front door, you are welcomed into a bright and inviting lounge, a comfortable reception room offering ample space for furnishings and providing the perfect setting to relax and unwind. A staircase rises to the first floor, while a doorway leads through to the kitchen.

Positioned to the rear of the property, the kitchen is fitted with a range of base and wall units offering generous worktop space and storage. There is ample room for everyday cooking, with a rear door providing direct access outside.

Ascending to the first floor, the landing gives access to a spacious double bedroom overlooking the front of the property. This well-proportioned room offers plenty of space for freestanding furniture and enjoys an abundance of natural light. Also on this floor is the family bathroom, fitted with a three piece suite comprising a bath, wash hand basin, and low level WC.

A further staircase leads to the second floor, where you will find a generous attic bedroom. This versatile space could serve as a principal bedroom, guest room, or home office, with its characterful sloping ceilings adding charm and individuality.

The delightful rear garden offers a private and peaceful retreat, landscaped with a low maintenance artificial lawn and an elevated decking area, ideal for al fresco dining or relaxing with a morning coffee whilst taking in the sounds and views over the adjoining stream.

Living Room

12'4" x 9'9" (3.770 x 2.991)

Dining Room

11'2" x 9'8" (3.423 x 2.966)

Kitchen

11'2" x 9'4" (3.415 x 2.870)

Landing

11'3" x 5'1" (3.435 x 1.565)

Bedroom One

11'3" x 9'4" (3.454 x 2.853)

Bathroom

11'4" x 4'3" (3.479 x 1.312)

Bedroom Two (Second Floor)

14'1" x 9'6" (4.313 x 2.916)

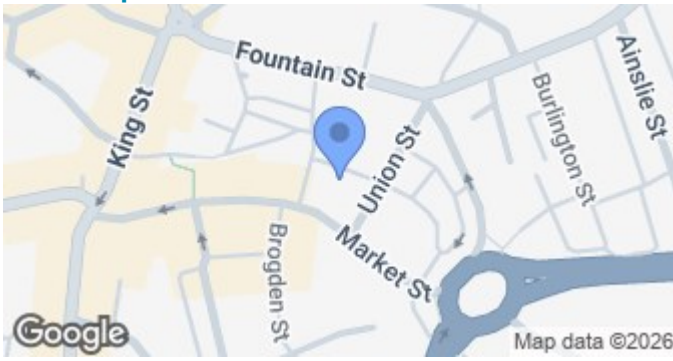


- Quaint Terrace Cottage
- Superb First Home or Investment Opportunity
- 3 Storey Accommodation

- Convenient Town Centre Location
- Private Rear Garden
- Council Tax Band - A



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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