

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 26 Kennedy Street

Ulverston, LA12 9EA

Offers In The Region Of £160,000



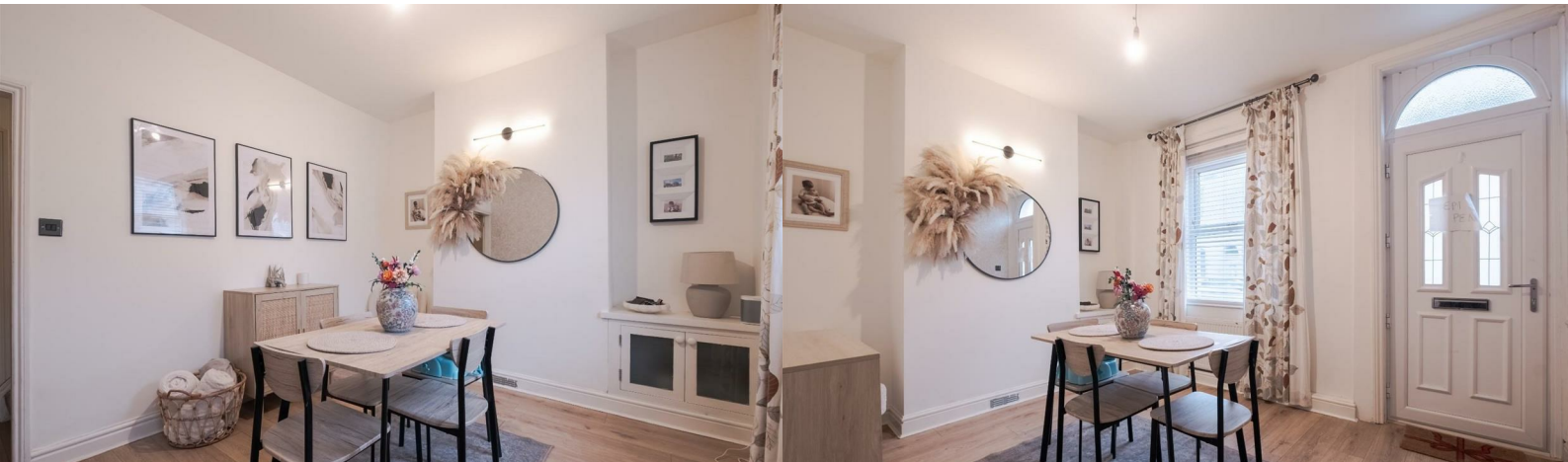
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# 26 Kennedy Street

Ulverston, LA12 9EA

## Offers In The Region Of £160,000



*Nestled within a quiet and sought-after cul-de-sac, this superb two-bedroom home offers the perfect blend of comfort, convenience, and charm. Ideally located just a short drive from a range of local amenities, excellent transport links, and well-regarded schools, the property also benefits from close proximity to the scenic Ulverston Canal and the popular "Rope Walk". This delightful home is perfectly suited to first-time buyers, those seeking a second home, or investors looking for a promising opportunity. Early viewings are highly recommended to fully appreciate all that this fantastic property has to offer.*

Upon arrival, you are welcomed directly into the dining room, a beautifully presented space that has been tastefully decorated with warm and cosy undertones, creating an immediate sense of home. Carry on through to the separate lounge, which is a bright and inviting room, finished in a modern, tasteful décor that creates a warm yet contemporary feel. This is the perfect space to relax or entertain, with a seamless flow through to the rest of the ground floor.

The kitchen is well-appointed and stylish, featuring modern fittings and ample worktop space, making it both practical and attractive for everyday cooking. Its position just off the porch also provides convenient access for bringing in shopping.

Upstairs, the property continues to impress with two double bedrooms. Each room offers comfortable accommodation with space for storage, making them ideal for a range of buyers. Additional built-in storage in both bedrooms enhances the practicality of the home. The bathroom, offset from the main bedroom, is sleek and modern, fitted with a quality suite including a bath with overhead shower, and finished with tasteful marble effect cladding.

Externally, you will find a private rear yard with a useful outbuilding, and access to the back street.

### Lounge

12'7" x 10'3" (3.85 x 3.13)

### Dining Room

12'7" x 11'11" (3.84 x 3.64)

### Kitchen

6'4" x 11'1" (1.95 x 3.38)

### Utility Room/Rear Porch

4'10" x 8'9" (1.49 x 2.69)

### Bedroom One

12'9" x 10'4" (3.89 x 3.16)

### Bathroom (Offset from Bedroom One)

6'2" x 11'0" (1.88 x 3.37)

### Bedroom Two

12'9" x 11'11" (3.89 x 3.64)



- Ideal First Home or Investment
- Modern & Tasteful Decor Throughout
  - Rear Yard
  - Council Tax Band - A

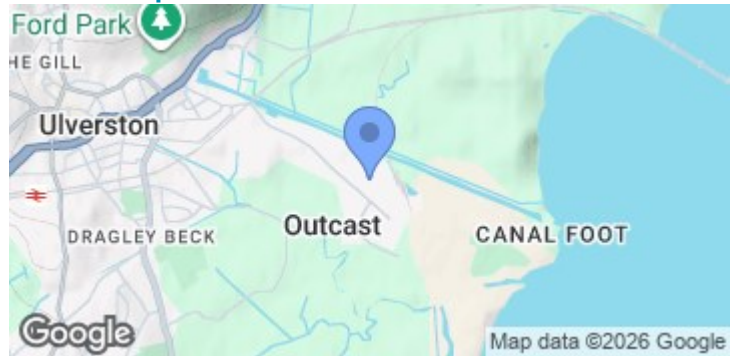
- Quiet Cul De Sac Location
  - Utility Room
- Close to Amenities & Ulverston Canal



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	