



28 Kennedy Street

Ulverston, LA12 9EA

Offers In The Region Of £150,000



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Offering fantastic potential throughout, this attractive home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes. The accommodation includes two spacious reception rooms, a fitted kitchen, two generous double bedrooms, a utility room, lean-to and enclosed rear yard. The property is ideally suited to first-time buyers, investors or those seeking a renovation project in a convenient location.

Entering through the front door, you are welcomed into an entrance vestibule leading into the spacious front lounge. This inviting reception room enjoys a large front-facing window that fills the space with natural light and features a gas fire, creating a warm and comfortable setting for everyday living.

Leading through to the rear is the separate dining room, a generous space full of character with a charming feature fireplace and surround, providing an ideal setting for family meals or entertaining. An under-stair storage area, set slightly lower than the main ground floor, offers useful additional storage.

Beyond the dining room is the kitchen, fitted with a range of wall and base units, worktop space and an electric oven with four-ring induction hob. A skylight above allows plenty of natural light to flood the room, while the adjoining lean-to offers additional flexibility and access to the rear courtyard.

Situated beyond the kitchen is a useful storage room together with a separate utility room incorporating a WC and plumbing for laundry appliances, adding further practicality to the home.

To the first floor, the landing provides access to two well-proportioned double bedrooms. The principal bedroom is positioned to the rear and benefits from direct access to the family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin and WC, creating a semi-en-suite arrangement.

Externally, the property enjoys a private enclosed rear courtyard, offering a pleasant outdoor seating area with minimal maintenance requirements.

Although requiring a programme of modernisation throughout, the property retains a wealth of original charm and character, presenting an excellent opportunity for buyers looking to create a home to their own taste while preserving its period features.

Vestibule

3'1" x 3'2" (0.95 x 0.99)

Living

12'8" x 10'2" (3.88 x 3.12)

Dining Room

12'1" x 12'8" (3.69 x 3.88)

Kitchen

11'0" x 6'5" (3.37 x 1.97)

Utility / WC

6'6" x 5'10" (1.99 x 1.80)

Lean To

7'3" x 5'1" (2.23 x 1.56)

Bedroom

10'2" x 12'7" (3.12 x 3.86)

Bedroom

12'0" x 12'8" (3.68 x 3.87)

Bathroom

11'3" x 6'4" (3.44 x 1.94)



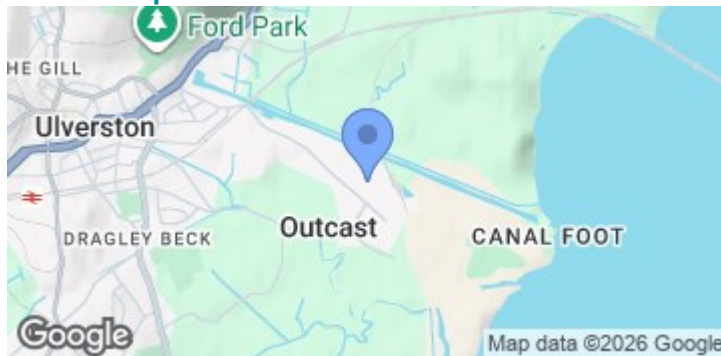
- Traditional two-bedroom mid-terrace property
- Family bathroom accessed via the rear bedroom (semi-en-suite layout)
- Convenient location close to local amenities and transport links
- Requiring modernisation throughout, offering excellent renovation potential
- Private, low-maintenance enclosed rear courtyard
- Council Tax Band A



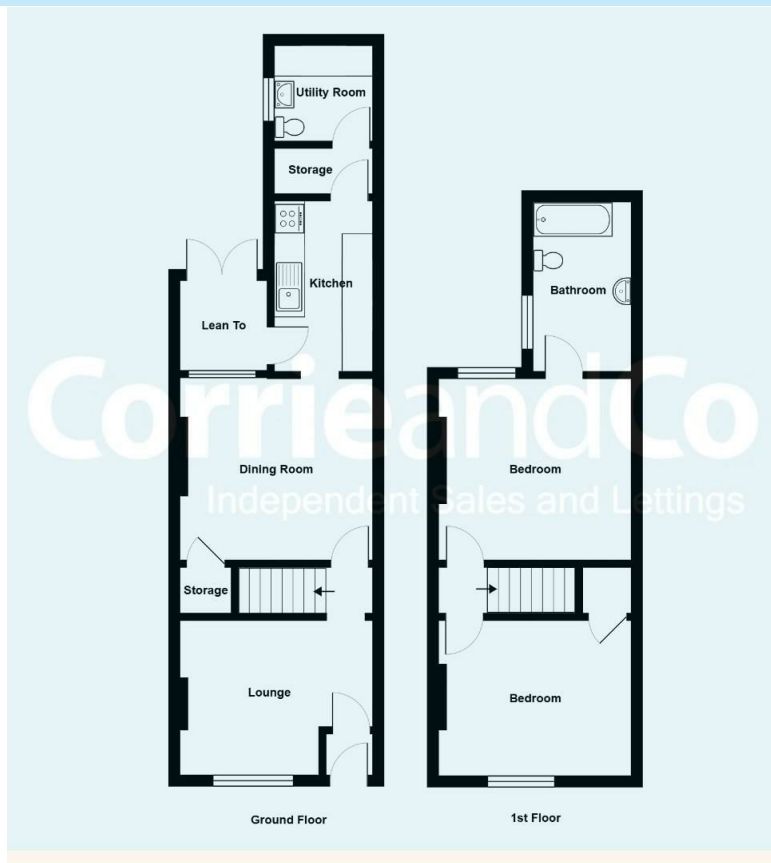
Road Map



Terrain Map



Floor Plan



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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.

