



## 46 Kennedy Place

Ulverston, LA12 7FX

Offers In The Region Of £400,000



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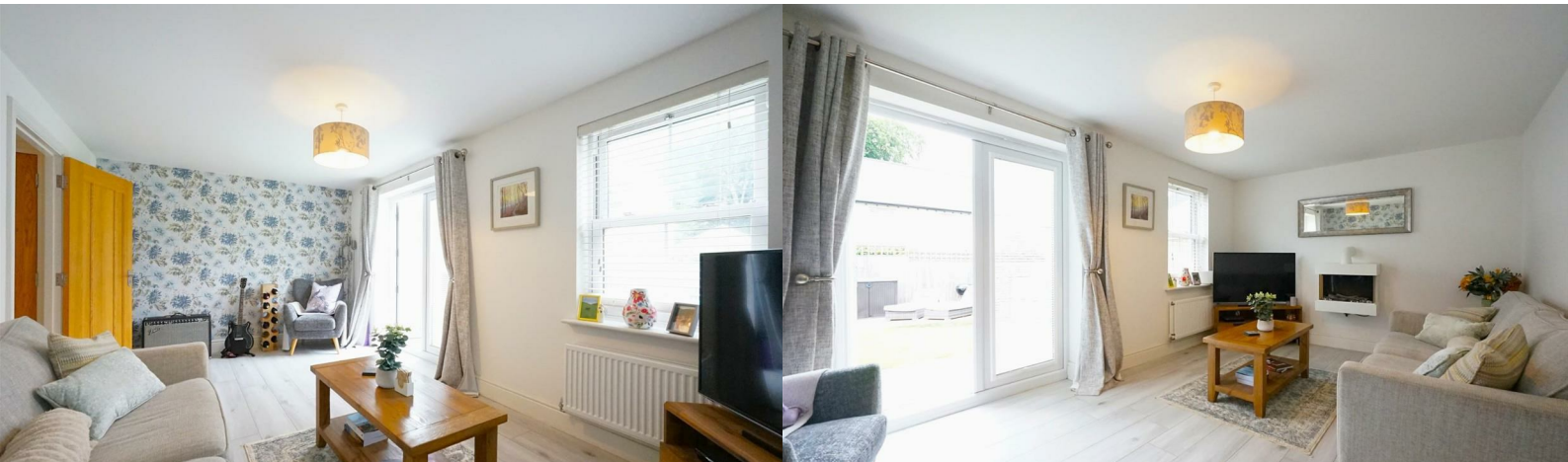
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# 46 Kennedy Place

Ulverston, LA12 7FX

## Offers In The Region Of £400,000



*Situated on the Stone Cross Mansions estate, this beautifully presented family home offers spacious, modern living in one of the town's most desirable residential locations. The property provides bright and welcoming accommodation that is ready to move straight into, designed with modern family life in mind. Externally, the property enjoys off road parking for 2 vehicles to the front, while to the rear is a private enclosed garden, providing the perfect space for outdoor dining, entertaining, or family enjoyment. Just a stone's throw from Ulverston's excellent range of amenities, well regarded schools, transport links, and leisure facilities, this superb home combines convenience with an enviable residential setting.*

Approaching the property, you'll find a smart and attractive frontage with driveway parking and a welcoming entrance.

Stepping inside, the entrance hall provides access to the ground floor WC and staircase to the upper floors. To the front of the property is the contemporary kitchen dining room, fitted with a range of modern units and offering ample worktop and dining space, making it ideal for both everyday family life and entertaining.

To the rear, the spacious living room enjoys an abundance of natural light from the French doors, which open directly onto the private rear garden. A useful understairs storage cupboard adds practicality, while the generous proportions create a comfortable space to relax.

The rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space. A generous decked seating area offers the perfect spot for outdoor dining or entertaining, while the lawn provides space for children or pets to enjoy. Timber fencing creates a good degree of privacy.

The first floor comprises three well-proportioned bedrooms, offering flexible accommodation for family members, guests or those requiring a home office. The modern family bathroom serves this floor and is finished to a high standard.

Occupying the entire second floor is the impressive principal bedroom suite. This spacious retreat benefits from excellent floor space, built-in storage and the added luxury of a contemporary en-suite shower room, creating a peaceful and private haven away from the rest of the home.

Built to a high specification and presented in immaculate condition throughout, this attractive four-bedroom home combines modern living with a fantastic central location, just a short distance from the shops, cafés, restaurants and amenities of Ulverston town centre.

### Entrance Hall

15'4" x 3'5" (4.693 x 1.046)

### Kitchen-Diner

15'4" x 9'7" (4.684 x 2.936)

### Living Room

16'8" x 10'1" (5.097 x 3.078)

### Ground Floor WC

5'6" x 3'0" (1.696 x 0.925)

### Landing (First Floor)

9'5" x 6'10" (2.885 x 2.090)

### Bedroom Two (First Floor)

13'6" x 9'8" (4.127 x 2.949)

### Bedroom Three (First Floor)

11'11" x 9'8" (3.642 x 2.968)

### Bedroom Four (First Floor)

10'1" x 6'9" (3.093 x 2.065)

### Family Bathroom (First Floor)

6'7" x 5'9" (2.024 x 1.757)

### Bedroom One (Second Floor)

19'0" x 11'4" (5.801 x 3.465)

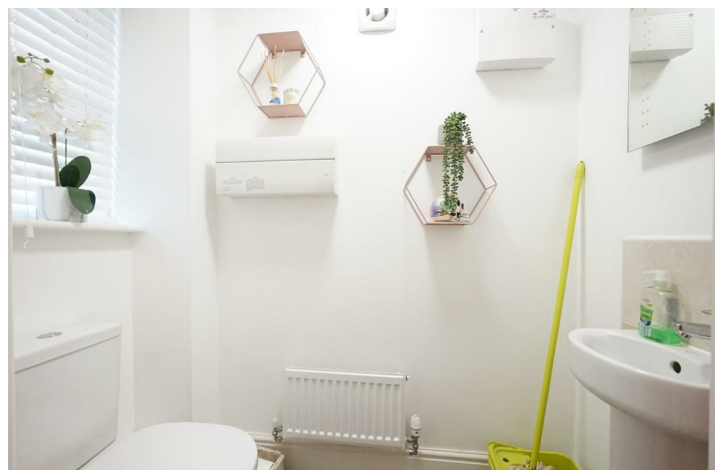
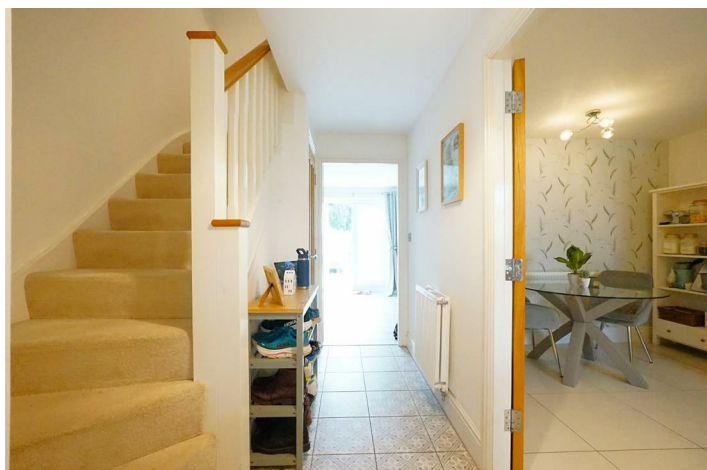
### En Suite (Second Floor)

7'9" x 5'7" (2.370 x 1.708)

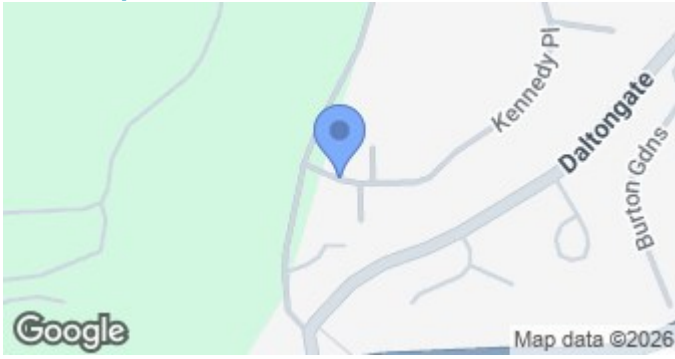


- Highly Sought After Location
- Stone's Throw to Amenities
  - Off Road Parking
  - Council Tax Band - D

- En Suite to the Master Bedroom
  - Rear Garden
- Tasteful & Neutral Decor Throughout



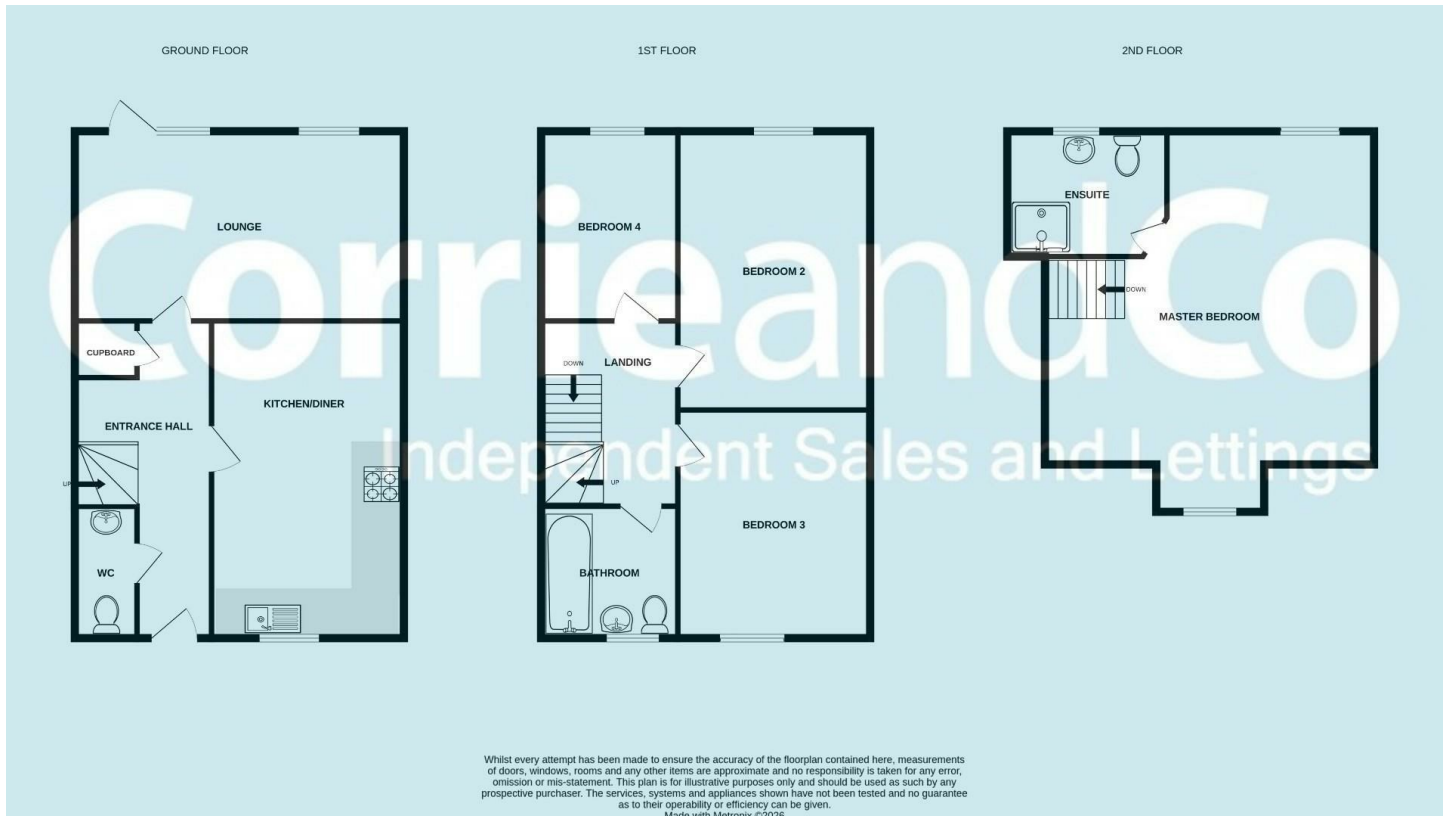
## Road Map



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC