

# CorrieandCo

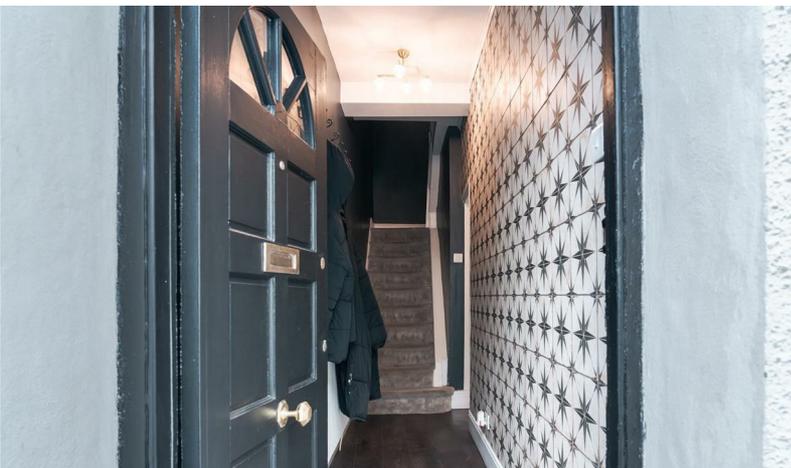
INDEPENDENT SALES & LETTING AGENTS



## 17 Union Street

Ulverston, LA12 7HT

Offers In The Region Of £300,000



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*Nestled in a superb central position, this charming townhouse offers the perfect blend of convenience and tranquillity, set just moments from the heart of Ulverston yet pleasantly removed from the hustle and bustle of its busier streets. The property has been thoughtfully styled to create a warm and inviting home. Internally, the accommodation is both tasteful and practical, with a beautifully presented open plan living, dining and kitchen area forming the heart of the home. This bright and sociable space benefits from direct access to a private courtyard, allowing natural light to flood in and providing an ideal spot for relaxing or entertaining. Another standout feature of the property is the versatile cellar space, offering a fantastic bonus area that can be used as a study, hobby room, or additional storage. Upstairs, the property is arranged over two floors and comprises of three well-proportioned double bedrooms, all thoughtfully decorated, alongside a well-presented four-piece family bathroom suite. Combining period appeal with modern comfort, this delightful townhouse is perfectly suited to those seeking a characterful home in a highly convenient yet quiet setting.*

Step inside this charming townhouse and you're immediately welcomed into a beautifully styled ground floor where each room flows naturally into the next, creating a sense of connection while still retaining defined living spaces. The living room offers a warm and inviting setting, leading through to a dining area and then into the kitchen, allowing for both comfort and practicality in everyday living.

The kitchen is both functional and well-presented, featuring integrated appliances including a fridge freezer, electric fan oven, and induction hob, with space available should you wish to add a dishwasher. From here, you have direct access to a private courtyard, a lovely, secluded spot that draws in natural light and provides the perfect setting for relaxing or entertaining.

Heading down, the property reveals a versatile cellar space - a fantastic bonus area that can easily adapt to your needs. Whether used as a home office, hobby room, or simply for additional storage, it adds a valuable layer of flexibility to the home.

Upstairs, the accommodation is arranged over two floors. On the first floor, you'll find a generous double bedroom to the front and a well-appointed four-piece family bathroom, featuring a charming acrylic roll-top bath to the rear. A handy utility cupboard is also located here, neatly housing the washer, dryer, and boiler for added convenience.

The upper levels offer two generously sized double bedrooms, each thoughtfully decorated to create comfortable and peaceful spaces for rest and relaxation. The overall layout provides a great balance of privacy and practicality for families or those needing extra room.

Altogether, this home combines character, warmth, and modern comfort, all tucked away in a peaceful yet central Ulverston location - making it an ideal choice for those seeking both convenience and a sense of retreat.

### Entrance Hall

13'3" x 3'4" (4.061 x 1.018)

### Living Room

10'9" x 10'2" (3.288 x 3.119)

### Kitchen

9'3" x 8'1" (2.834 x 2.467)

### Dining Room

11'7" x 11'5" (3.549 x 3.482)

### Cellar

10'1" x 9'4" (3.083 x 2.868)

### Cellar Storage Area

10'8" x 2'5" (3.272 x 0.753)

### Landing (First Floor)

11'3" x 5'4" (3.437 x 1.646)

### Family Bathroom

10'10" x 8'10" (3.314 x 2.709)

### Bedroom One

12'5" x 10'0" (3.800 x 3.063)

### Landing (Second Floor)

11'0" x 5'1" (3.377 x 1.562)

### Bedroom Two

14'7" x 9'11" (4.448 x 3.041)

### Bedroom Three

11'10" x 9'2" (3.628 x 2.798)

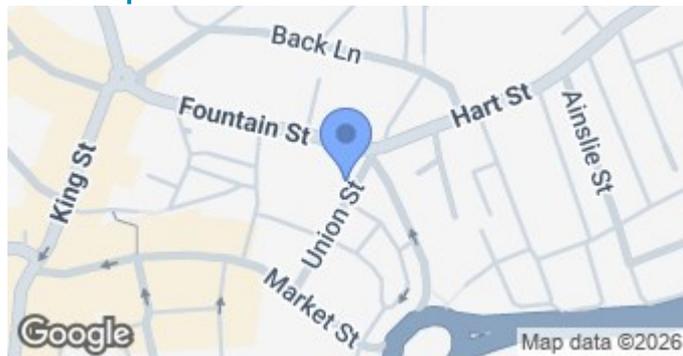


- Charming Townhouse in Central Location
  - Versatile Cellar Space
  - Beautifully Presented

- Excellent Living Accommodation
  - Three Bedrooms
  - Council Tax Band B



## 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		67	36
		EU Directive 2002/91/EC	