



11 King Street Ulverston, LA12 7DZ

This is a prominent and exciting four story investment grade II, Listed building within a central Ulverston location. Versatile for use and well presented, with GCH and part DG. Briefly comprising of; shop sales space with adjoining kitchen area, external cloaks/W.C., first floor living accommodation, kitchenette, bathroom and two well sized bedrooms. Available now without a chain - all enquiries to Sole Agents Corrie and Co.

Offers In The Region Of £165,000

11 King Street

Ulverston, LA12 7DZ



- Central town location
- Ground Floor Kitchen
- No Chain
- Vertistle Use
- First Floor Accommodation
- Retail Area
- Two Bedrooms

Shop Front

7'3" x 11'5" (2.224 x 3.492)

Kitchen GF

9'6" x 7'1" (2.903 x 2.175)

Kitchen/Living Space

26'3" x 11'3" (8.002 x 3.439)

Bedroom Two

14'4" x 11'5" (4.378 x 3.496)

Utility

6'5" x 5'0" (1.960 x 1.535)

Bedroom One

13'10" x 11'6" (4.235 x 3.521)

Bathroom

6'4" x 6'0" (1.940 x 1.831)



Directions



Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Standard	Current	Standard
101 kWh/m ² A	66	101 g/m ² A	66
81-100 kWh/m ² B	65	81-100 g/m ² B	65
61-80 kWh/m ² C	64	61-80 g/m ² C	64
41-60 kWh/m ² D	63	41-60 g/m ² D	63
21-40 kWh/m ² E	62	21-40 g/m ² E	62
1-20 kWh/m ² F	61	1-20 g/m ² F	61
1 kWh/m ² G	60	1 g/m ² G	60

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales