

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 17 Ford Park Crescent

Ulverston, LA12 7JR

Offers In The Region Of £650,000



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# 17 Ford Park Crescent

Ulverston, LA12 7JR

## Offers In The Region Of £650,000



*Embrace the charm of this characterful three-storey home, boasting a mature front garden and a low-maintenance rear garden complete with outbuildings, off road parking to the rear and a useful cellar. With three reception rooms, this residence offers ample space for comfortable living and entertaining. Ideal for families, it offers stunning views towards Hoad Monument and Morecambe Bay, all while being just a stone's throw away from the bustling town centre. Don't miss out on the chance to make this enchanting property your own – schedule a viewing today!*

As you approach this exquisite residence, you're greeted by a mature and meticulously maintained front garden, offering a serene and welcoming ambiance. Upon entering the home, you're met with an impressive entrance hall, boasting open access to a grand staircase that sets the tone for the elegance within. Discover three generously proportioned reception rooms, each exuding its own unique charm and offering versatile spaces for entertaining or relaxation, amidst the backdrop of breath-taking views over the town, Hoad Monument and Ford Park. At the heart of the home lies an amazing kitchen/diner/lounge area, where culinary delights are prepared. Conveniently located off the kitchen, find a utility room and cellar, providing ample storage space and practicality for daily living.

Ascending the staircase to the first and second floor, find four spacious double bedrooms, each offering a retreat of comfort and tranquillity. There is also a four-piece family bathroom, where relaxation is elevated to an art form amidst sumptuous fittings and fixtures.

Step outside to explore the outbuildings and rear garden, where outdoor living seamlessly blends with the natural beauty of the surroundings. There is also the added benefit of off road parking through double, private gates.

#### Entrance Hall

extends to 26'2" (extends to 8.0)

#### Reception One

13'9" x 18'0" (14'1") (4.20 x 5.50 (4.30))

#### Reception Two

11'9" x 11'5" (3.60 x 3.50)

#### Reception Three

11'9" (9'10") x 15'8" (3.60 (3.0) x 4.80)

#### Kitchen/Breakfast/Diner

22'3" x 23'3" x 9'2" (6.80 x 7.10 x 2.80)

#### Utility Room

6'10" x 7'6" (2.10 x 2.30)

#### Cloaks WC

#### Cellar

14'9" x 13'1" (4.50 x 4.01)

#### First Floor Landing

extends to 13'5" (extends to 4.10)

#### Bedroom One

19'8" x 13'9" (16'4") (6.0 x 4.20 (5.0))

#### Bedroom Two

12'9" x 12'1" (3.90 x 3.70)

#### Bedroom Three

13'9" x 13'9" (18'8") (4.20 x 4.20 (5.70))

#### En Suite Shower Room

extends to 9'6" (extends to 2.90)

#### Bedroom Four

12'9" x 11'5" (3.90 x 3.50)

#### Family Bathroom

13'5" x 10'9" (11'1") (4.10 x 3.30 (3.40))

#### Outbuilding/Store Room One

8'2" x 10'5" (2.50 x 3.20)

#### Log/Store Room Two

8'6" (2.60)

#### Log/Store Room Three

8'6" (2.60)





- Impressive Family Home
  - Mature Front Garden
- Stones Throw to the Town Centre
- Off Road Parking at the Rear
- Views Towards the Town and Morecambe Bay
  - Character Features Throughout
  - Rear Garden with Outbuildings
    - Council Tax Band - F



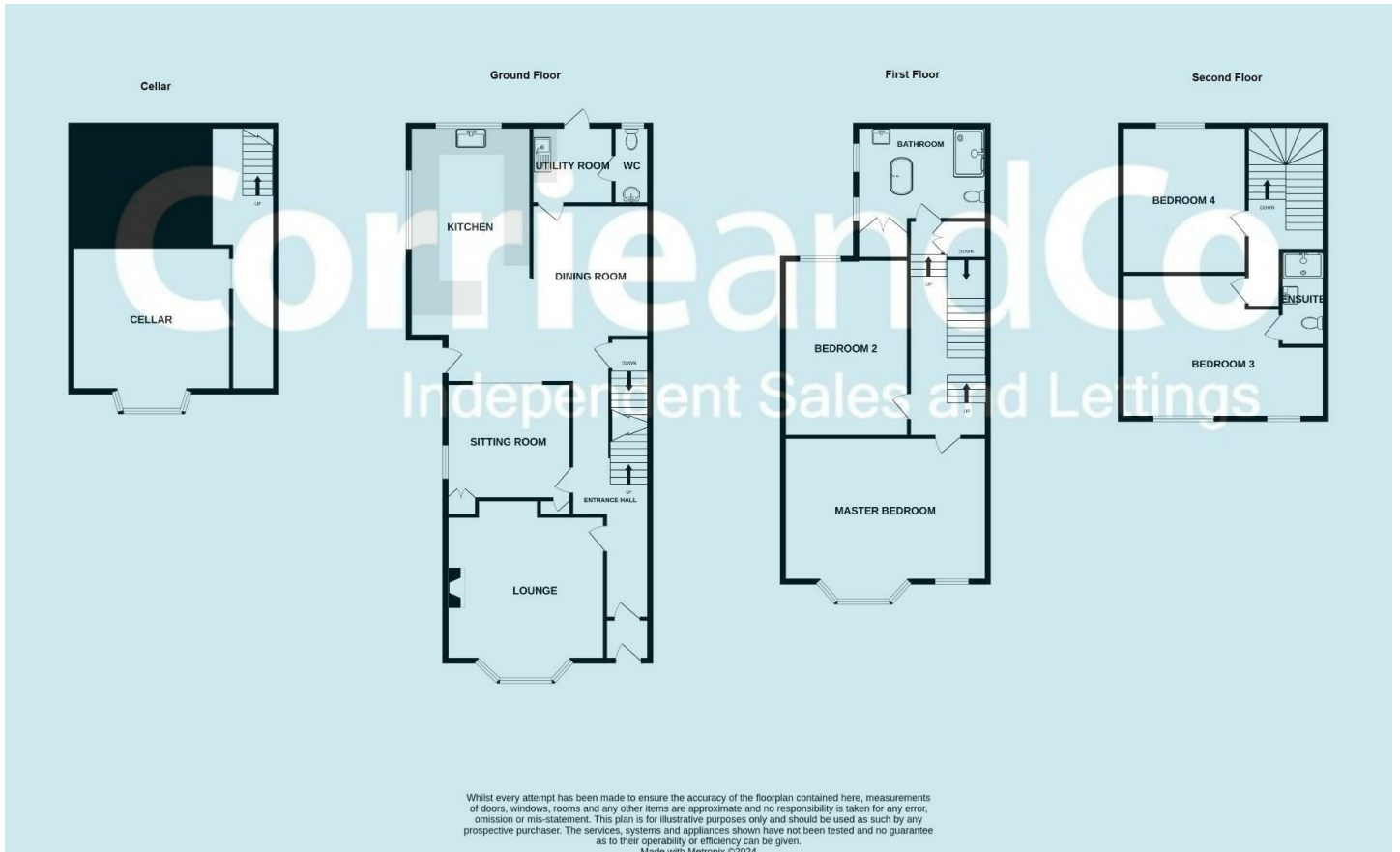
## Road Map



## Terrain Map



## 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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

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.

