

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## Hillcrest Pennington Lane

Ulverston, LA12 0LA

Offers In The Region Of £235,000



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# Hillcrest Pennington Lane

Ulverston, LA12 0LA

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Welcome to this charming semi-detached house located on Pennington Lane in the picturesque village of Lindal, Ulverston. Situated in a serene village setting, this home offers a tranquil escape from the hustle and bustle of town life. With gardens and countryside views both to the front and rear, you can enjoy the beauty of nature right from your doorstep. Although some updating is required, this presents a fantastic opportunity for you to put your own stamp on this lovely home. The property comes with the added convenience of off-road parking, ensuring you never have to worry about finding a space after a long day out. This property is being offered with no chain, making the buying process smoother and more straightforward for you. Don't miss out on the chance to create your dream home in this idyllic village location. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.

Step into the spacious entrance hall, filled with natural light, providing a warm welcome and access to the two reception rooms, stairs, and kitchen. The front-facing lounge offers beautiful views over the fields and connects to the second reception/dining room through an open archway, creating a flowing layout. From the dining room, French doors lead out to the rear garden, making it perfect for entertaining and family gatherings. The kitchen, which has been extended in the past, offers a generous amount of space for meal preparation and storage. The boiler is housed here for convenience, and a side door provides access to the driveway, garage, and garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which feature built-in wardrobes for additional storage. The family bathroom is fitted with a three-piece suite. The loft, accessed from the landing, is insulated and partially boarded, offering further storage potential.

The rear garden presents a wealth of opportunity with its private countryside aspect. With ample space, it offers huge potential for landscaping or outdoor projects. A separate outbuilding provides additional storage or could be converted for other uses.

### Entrance Hall

6'7" x 16'2" (2.013 x 4.937)

### Lounge

12'11" x 13'11" (3.947 x 4.267)

### Dining Room

11'11" x 12'11" (3.648 x 3.948)

### Kitchen

17'2" x 9'3" (5.237 x 2.831)

### Bedroom One

9'5" x 11'6" (2.871 x 3.530)

### Bedroom Two

12'11" x 11'11" (3.947 x 3.647)

### Bedroom Three

9'5" x 6'7" (2.884 x 2.023)

### Bathroom

6'4" x 6'7" (1.939 x 2.026)

### Detached Garage

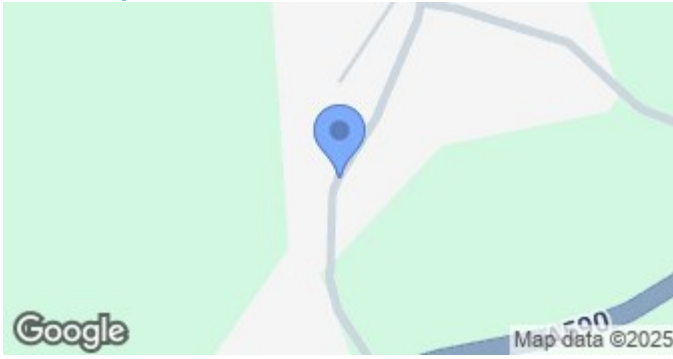
15'4" x 9'9" (4.690 x 2.982)



- Countryside Views & Gardens
- Off Road Parking & Detached Garage
- Superb Investment Opportunity
  - Short Drive to Amenities
  - Council Tax Band - C
- No Upper Chain
- Spacious Living Accommodation
  - Village Location
- Transport Links & Schools Nearby



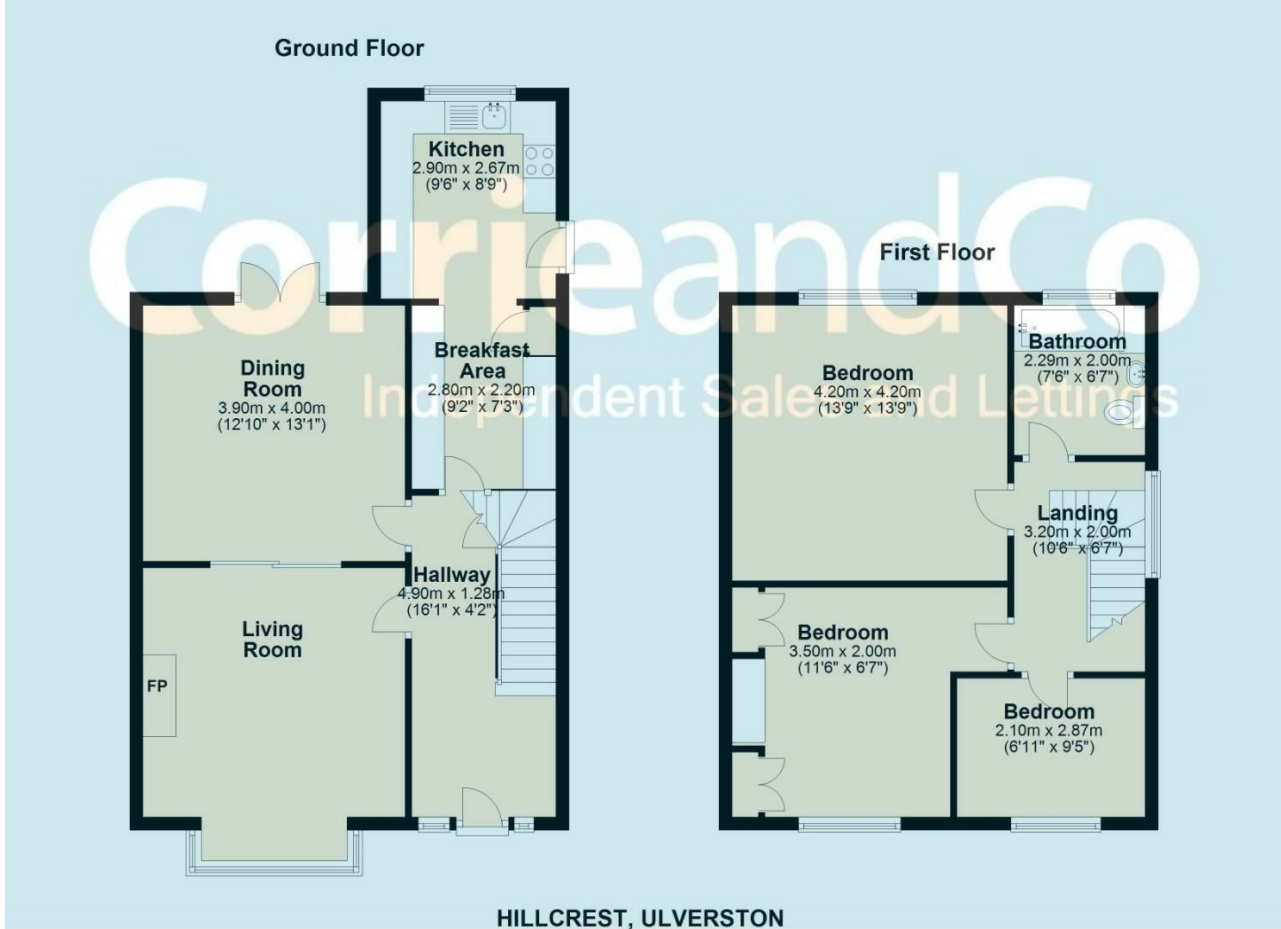
## Road Map



## 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.

