



## 15 Church Fields Avenue

Ulverston, LA12 7HE

Offers In The Region Of £370,000



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# 15 Church Fields Avenue

Ulverston, LA12 7HE

## Offers In The Region Of £370,000



*Nestled in a highly sought-after location, with no chain, this delightful three-bedroom detached house offers the perfect blend of privacy and convenience. Just a short walk from the town centre, yet tucked away enough to provide peace and quiet, this property is a rare find. Inside, the home is full of potential, offering a fantastic opportunity to renovate and reimagine the space to suit your own style and needs.*

*Set on a generous plot with private gardens and a garage, there's ample outdoor space to enjoy – whether you're a keen gardener, entertaining guests, or simply relaxing in your own green haven.*

As you approach from the pavement, you're immediately greeted by a charming garden and an elegant, well-maintained front façade that offers excellent curb appeal. The home sits proudly with off-road parking and the added convenience of a private garage, making arrival a breeze.

The garden wraps gracefully around the front, sides, and to the rear, giving a sense of space and privacy. A greenhouse is tucked neatly toward the rear, perfect for gardening enthusiasts or those looking to grow their own produce.

Stepping through the front door, you're welcomed into a spacious central entrance hall - a warm and inviting hub that sets the tone for the rest of the home. From here, each room flows naturally, through a considered layout.

To the left, step into a bright and inviting lounge, where large windows allow an abundance of natural light to pour in. A charming feature fireplace becomes the focal point of this comfortable living space, perfect for relaxing or entertaining guests.

Continuing through the hallway, you'll find the kitchen at the rear of the home. This practical and well-laid-out space offers direct access to the garden, blending indoor and outdoor living - ideal for enjoying a morning coffee in the fresh air.

Ascending the staircase, you're led to the upper floor, where three well-proportioned bedrooms await, offering flexible living arrangements for families, guests, or home office use. Centrally located is a family bathroom, designed for convenience and functionality, serving all three bedrooms with ease.

### Entrance Hall

14'11" x 6'10" (4.549 x 2.103)

### Lounge

12'11" x 10'11" (3.961 x 3.347)

### Dining Room

12'10" x 8'11" (3.924 x 2.736)

### Kitchen

12'10" x 6'7" (3.935 x 2.025)

### Bedroom One

12'9" x 10'11" (3.905 x 3.345)

### Bedroom Two

8'11" x 12'10" (2.734 x 3.927)

### Bedroom Three

6'9" x 10'8" (2.058 x 3.253)

### Bathroom

### Garage

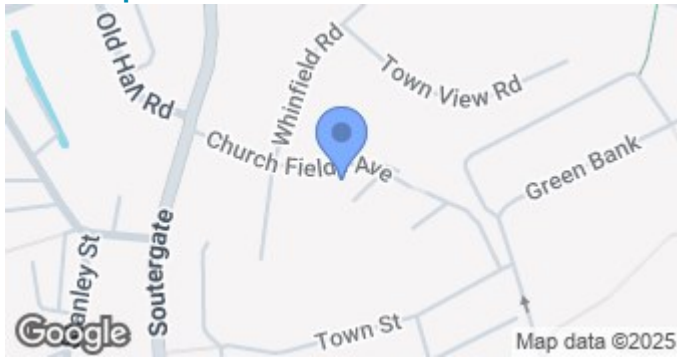
16'7" x 8'6" (5.079 x 2.597)



- Excellent scope for enhancement
  - Off-Road Parking & Garage
    - No Chain
    - Cul-de-Sac
- Sought after location
- Double Fronted Detached
- Wrap around Gardens
- Council Tax Band D



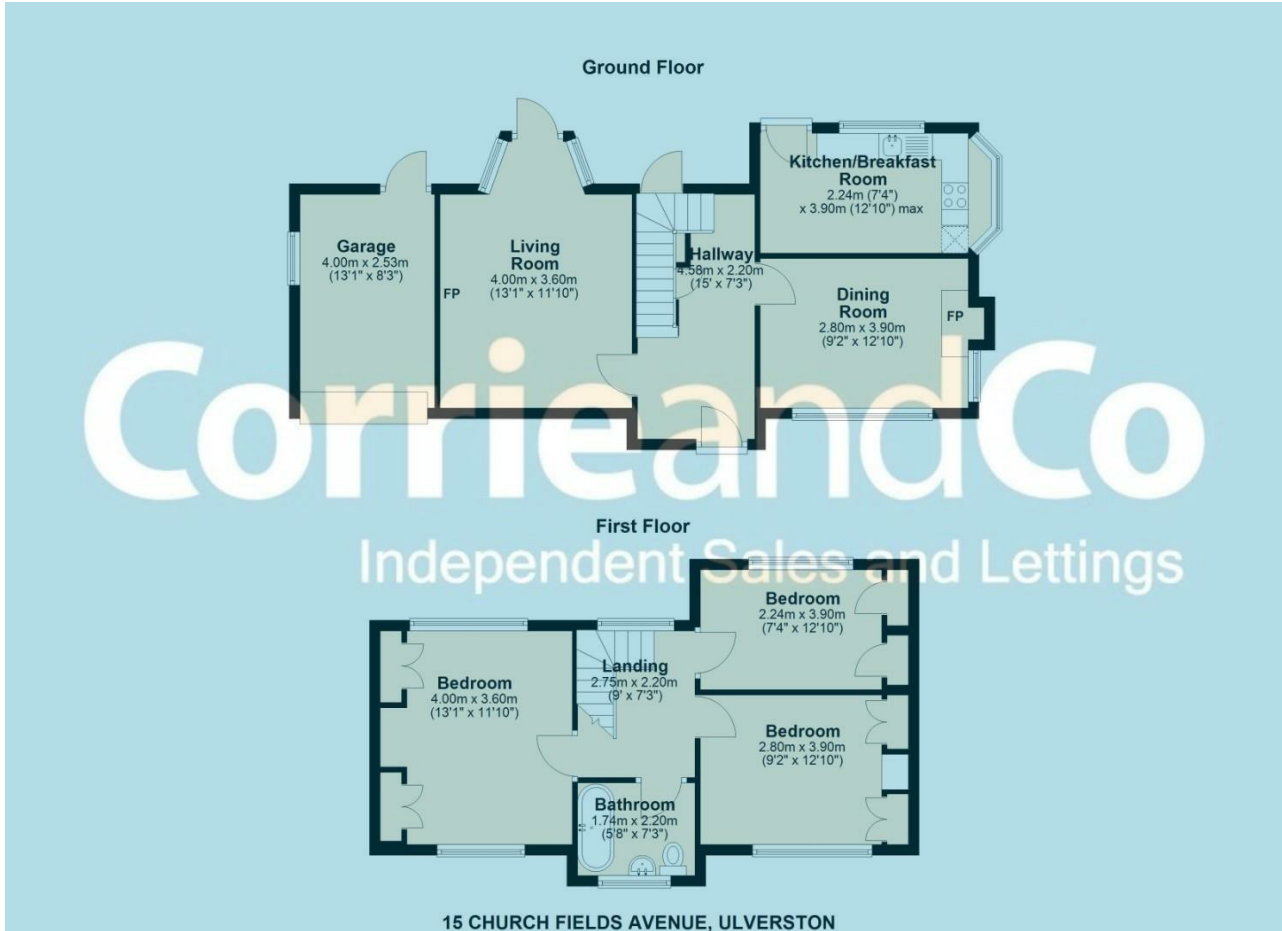
## Road Map



## 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.

