

# CorrieandCo

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## 7 Hallfield

Ulverston, LA12 9TA

Offers In The Region Of £490,000



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# 7 Hallfield

Ulverston, LA12 9TA

## Offers In The Region Of £490,000



*This is a recently updated four bedroom property located in a charming cul-de-sac. The ground floor boasts excellent family rooms, perfect for families. Upstairs four spacious bedrooms and a stunning family bathroom, offer space for relaxation and privacy. The exterior features serene landscaped gardens, inviting patio areas and thoughtful planting. Additionally, a sunroom offers a tranquil space to bask in natural light, and the detached garage, along with off-road parking, adds practicality and convenience.*

Begin your tour with generous off-road parking to the side of the property. The attractive front garden, finished with slate chippings, established shrubs, and a stone boundary wall, creates an inviting first impression.

Step inside via the porch into a welcoming entrance hall, from here, the home immediately feels bright, airy, and thoughtfully laid out.

The living room is a particularly impressive space, stretching over 6.5m in length. Large front facing window and French doors allow light to pour in. The proportions of this room make it ideal for both relaxing and entertaining, with a Gas Log burner adding a cosy focal point.

To the rear, the kitchen/dining room is equally well-designed, offering a spacious and sociable environment. With over 5.5m of width, there is ample room for cooking, dining, and gathering, while direct access outside enhances indoor-outdoor living. A separate dining area to the front of the property provides perfect area for meals and family occasions. A ground floor WC completes this level.

Upstairs, the sense of space continues. The first floor offers four well-proportioned bedrooms arranged around a generous landing, providing flexibility for family life, guests, or home working. The bathroom is notably large, beautifully styled featuring a full four-piece suite and a window with views of The Hoad.

Externally, the rear garden has been thoughtfully landscaped to create a private and relaxing setting. Within this space sits a charming sun room, positioned to enjoy the surroundings - a peaceful and versatile retreat that can be used year-round, whether for quiet mornings or entertaining guests.

Overall, this is a home that combines spacious proportions, an abundance of natural light, and a layout designed for modern living, both inside and out.

### Entrance Hall

12'5" x 5'9" (3.804 x 1.763)

### Living Room

21'5" x 12'4" (6.550 x 3.767)

### Dining Room

21'4" x 10'3" (6.505 x 3.144)

### Kitchen

11'0" x 11'3" (3.374 x 3.430)

### Ground Floor WC

8'6" x 3'4" (2.598 x 1.031)

### Landing

15'9" x 5'9" (4.814 x 1.771)

### Bedroom One

12'6" x 11'9" (3.817 x 3.587)

### Bedroom Two

10'10" x 10'5" (3.304 x 3.198)

### Bedroom Three

12'8" x 8'9" (3.866 x 2.675)

### Bedroom Four

10'6" x 10'6" (3.204 x 3.202)

### Family Bathroom

13'6" x 11'2" (4.128 x 3.419)

### Sun Room

7'9" x 6'1" (2.386 x 1.866)

### Detached Garage

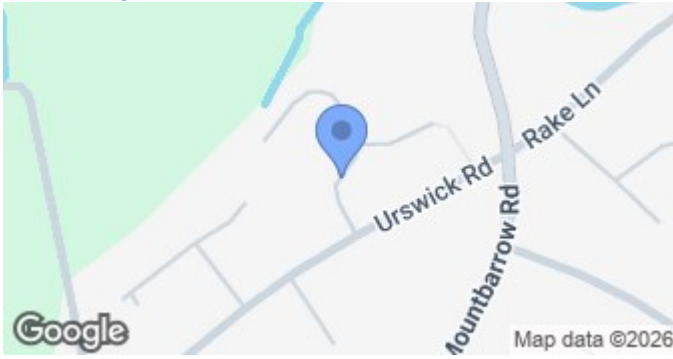
20'5" x 16'4" (6.227 x 4.987)



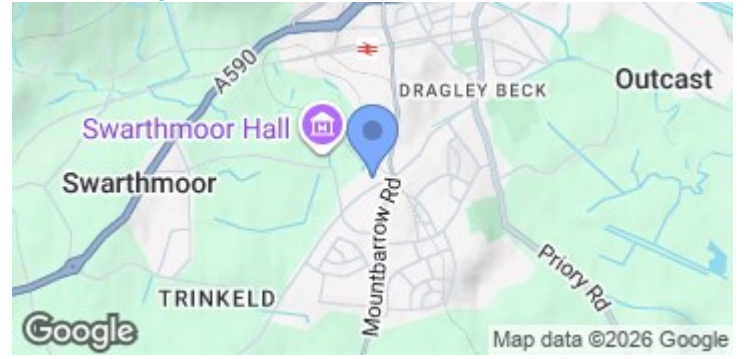
- Well Proportioned Rooms
  - Detached Garage
  - Landscaped Gardens
  - Garden Sun Room
- Tasteful Décor Throughout
  - Ample Off Road Parking
  - Walking distance to Ulverston Town
  - Council Tax Band - E



## Road Map



## Terrain Map



## Floor Plan



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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.

