

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 10 Old Hall Drive

Ulverston, LA12 7DG

Offers In The Region Of £570,000



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*A fabulous opportunity to acquire this well-presented three-bedroom detached family home, nestled in a highly sought-after and tranquil cul-de-sac with convenient walking access to both town centre and surrounding countryside. Enjoying a peaceful setting with views across the town, this home offers space, comfort, and convenience in equal measure. Externally, the property boasts a private wrap around garden, driveway parking, and an integral garage. To the rear, there is a large secluded garden providing excellent privacy, mostly laid to lawn and featuring a raised decking area—ideal for entertaining or relaxing outdoors. There is also a sub-terrain double garage. This is a rare chance to secure a detached home in a prime Ulverston location, perfect for growing families or those seeking proximity to local amenities. Early viewing is highly recommended.*

Step into the generous and naturally light entrance hall, which provides access to the integral garage, a convenient ground floor WC and cloakroom, and flows effortlessly into the main living areas.

The heart of the home is the stylish kitchen diner, fitted with cream high gloss base and wall units, complemented by a breakfast bar— as well as ample space for a full dining suite, making it ideal for family gatherings or dinner parties.

From the kitchen diner, sliding doors open into a welcoming lounge, complete with a cosy wood burning stove. Patio doors from this space lead directly out to the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor connection.

Upstairs, you'll find three generous bedrooms. The master bedroom enjoys the benefit of an en suite shower room. The family bathroom, with electric underfloor heating, features a modern, three-piece suite, comprising a bath with central mixer tap and over-bath shower attachment, a wash hand basin set within a sleek vanity unit, and a WC. The boarded loft with lighting is accessed from the landing, via a drop down ladder.

Externally, the front of the property boasts a mature lawned garden with established trees and shrubbery, offering privacy and curb appeal, alongside a driveway for off-road parking.

To the rear is a large, secluded, south-facing garden—mature and beautifully landscaped with a well-kept lawn, trees, hedges, and flowering shrubbery. A 7m wide raised decking area provides the perfect setting for al fresco dining, while a sunken seating area at the bottom of the garden with artificial grass offers an additional space for entertaining or relaxing.

Further enhancing the property's appeal is a sub-terrain double garage accessed from Old Hall Road, providing useful extra storage or parking options.

### Entrance Hall

14'6" x 6'10" (4.420 x 2.086)

### Living Room

12'7" x 21'9" (3.850 x 6.647)

### Dining Room

12'6" x 10'5" (3.820 x 3.179)

### Kitchen

12'6" x 10'5" (3.830 x 3.180)

### GF WC

6'2" x 2'9" (1.895 x 0.841)

### GF Cloaks

6'3" x 3'9" (1.921 x 1.147)

### Side Porch

8'1" x 3'8" (2.482 x 1.123)

### Bedroom One

20'1" x 10'10" (6.123 x 3.304)

### En Suite

6'8" x 3'2" (2.045 x 0.984)

### Bedroom Two

12'9" x 10'5" (3.906 x 3.191)

### Bedroom Three

12'7" x 8'7" (3.840 x 2.619)

### Family Bathroom

6'10" x 6'1" (2.092 x 1.857)

### Sub Terrain Garage

19'11" x 15'10" (6.080 x 4.835)

### Integral Garage

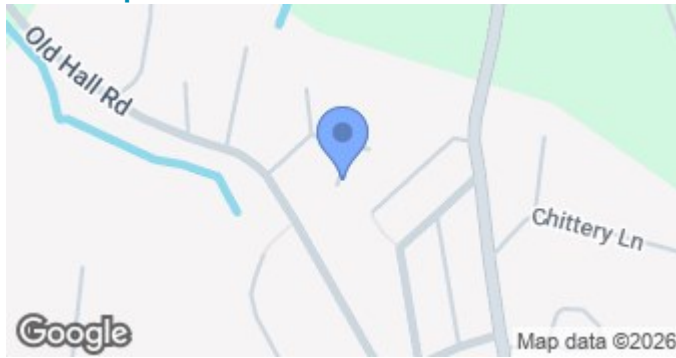
20'5" x 9'7" (6.228 x 2.937)



- Superb Family Home
- Integral, and Sub-Terrain Garages
- Close to the Town Centre
- Council Tax Band - F
- Peaceful Setting with Views Across the Town
- Mature Private Gardens
- En Suite to the Master



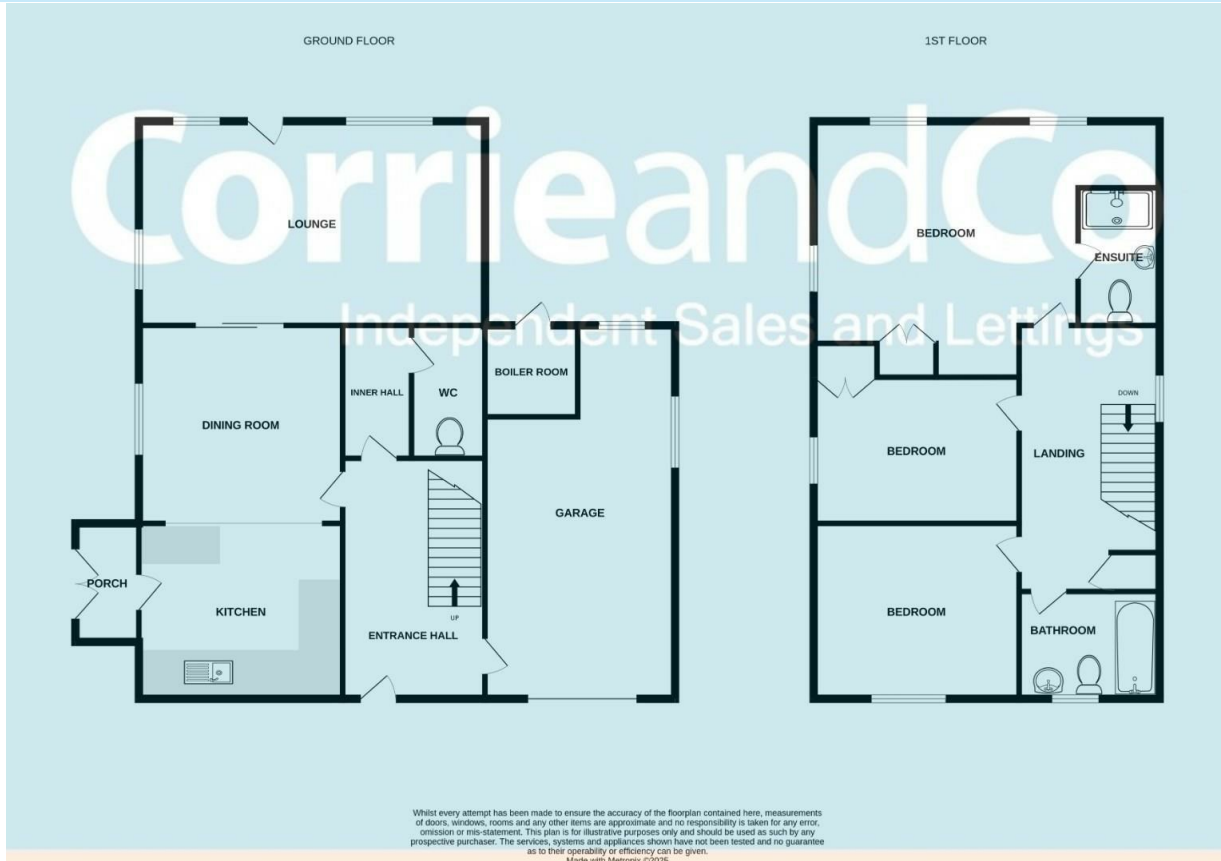
## Road Map



## 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.

