

# CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



## 1 Foxdale

Ulverston, LA12 8PX

Offers In The Region Of £179,000



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# 1 Foxdale

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## Offers In The Region Of £179,000



*Foxdale is perfectly positioned to enjoy the best of the Lake District, with scenic walks, and the charming town of Ulverston just a short drive away. Excellent transport links make commuting straightforward, while nearby attractions such as the Lakeland Motor Museum with Café and Steam Railway provide weekend adventures. Whether you're exploring the great outdoors, enjoying local cafes and shops, or simply soaking up the peaceful village atmosphere, this property offers both convenience and a gateway to the area's natural beauty.*

Upon entering the property, you step into a hallway providing access to the ground floor rooms and the staircase rising to the first floor. The hallway benefits from built-in storage cupboards, ideal for coats, shoes or household essentials, keeping the space neat and functional.

To the left, the spacious lounge offers a bright and comfortable living area, generously proportioned to accommodate both seating and dining furniture if desired. With ample room to relax or entertain, this is a versatile and inviting space for everyday living.

Moving through the hallway, you'll find the kitchen, neatly laid out and efficiently designed, with worktop space and room for appliances. Adjacent to the kitchen is a useful utility room, providing additional storage and laundry space, helping to keep the main kitchen clutter-free. The ground floor is completed with a fitted bath, wash basin and WC.

Also on the ground floor is a double bedroom, offering flexibility as a main bedroom, guest room, or even a lounge / home office depending on your needs.

Externally accessed from the central area is the garage, offering secure parking or excellent additional storage.

Upstairs, the first floor opens onto a landing which leads to two further bedrooms. The main first-floor bedroom is well sized and comfortably accommodates bedroom furniture, while the second bedroom is ideal as a guest room, child's room or study.

The first floor also benefits from a second kitchen, making the upper level highly versatile, along with a modern bathroom fitted with a bath, wash basin & WC.

### Ground Floor

#### Hallway

6'1" x 15'5" (1.86m x 4.71m)

#### Lounge

18'6" x 10'4" (5.65m x 3.16m)

#### Kitchen

6'9" x 5'2" (2.07m x 1.59m)

#### Utility

3'1" x 6'11" (0.95m x 2.12m)

#### Bedroom

13'1" x 10'3" (4.00m x 3.13m)

#### Bathroom

5'11" x 6'2" (1.81m x 1.89m)

#### Garage

2.32m x 4.67m

### First Floor

#### Landing

5'0" x 7'8" (1.53m x 2.36m)

#### Bedroom

10'2" x 10'5" (3.12m x 3.19m)

#### Bedroom

9'4" x 10'4" (2.86m x 3.17m)

#### Kitchen

8'9" x 7'0" (2.67m x 2.14m)

#### Bathroom

7'10" x 5'7" (2.41m x 1.71m)



- Versatile three-bedroom layout with two kitchens and two bathrooms
  - Close to the Lake District National Park
  - Spacious lounge, separate utility room and good storage

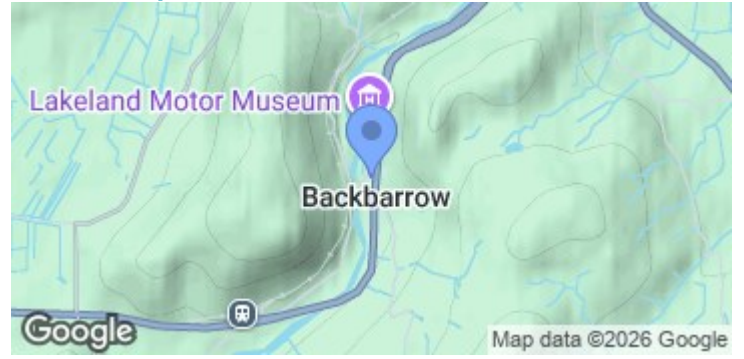
- Garage for parking or storage
- Good bus links and easy access to Ulverston/The Lakes
- Council Tax Band - C



## 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.

