

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



10 Old Hall Drive

Ulverston, LA12 7DG

Offers In The Region Of £595,000



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A fabulous opportunity to acquire this well-presented three-bedroom detached family home, nestled in a highly sought-after cul-de-sac just a short stroll from Ulverston town centre. 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 enclosed front garden, driveway parking, and an integral garage. There is also a sub-terrain garage. To the rear, the mature garden is mostly laid to lawn and features a raised decking area—ideal for entertaining or relaxing outdoors. 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 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 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 is accessed from the landing, via a drop down ladder. There is light also.

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 fabulous, sunny aspect garden—mature and beautifully landscaped with a well-kept lawn, trees, hedges, and flowering shrubbery. A 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 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

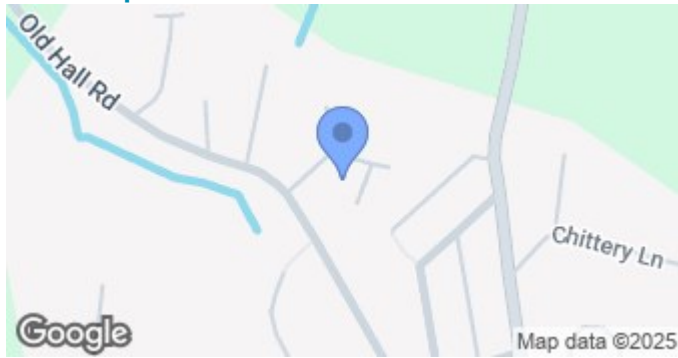
20'5" x 9'7" (6.228 x 2.937)



- 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



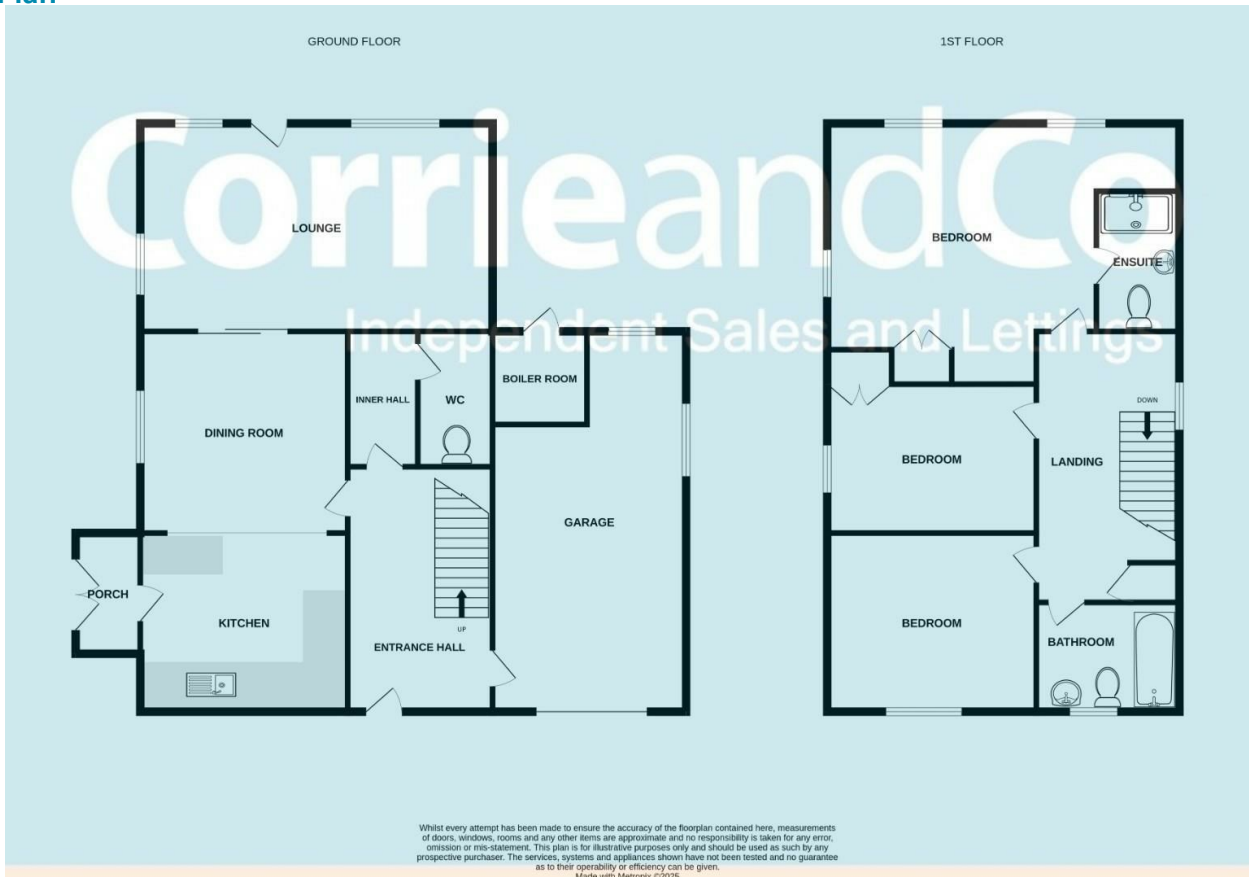
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	