



## 19 Soutergate

Ulverston, LA12 7ER

Offers In The Region Of £260,000



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*Located in central Ulverston, this charming four-story townhouse beautifully combines traditional design with a modern touch. It offers three bedrooms, bright attic room, flexible first-floor living room/bedroom, bathroom, and a well sized kitchen. Externally, this home features a well maintained shared courtyard and storage outbuilding to the rear. The property also offers all the benefits of being a stones throw from Ulverston town centre, meaning all local amenities and an array of restaurants, bars and pubs are easily accessible.*

Upon entering the property you are welcomed into a cosy lounge area with original wooden floor boards and a log burner. It provides open access to the stairs and further to the kitchen diner. The kitchen has been fitted with a modern range of cream shaker style units with laminate work surfaces. The fitted appliances include the single oven and hob, and there is plenty of space/plumbing for a washing machine, fridge and/or dishwasher. You can access the shared yard through an oak stable door, where you will also find a useful brick-build outbuilding for additional storage. There is also access to the cellar via the kitchen, which provides further useful storage.

To the first floor, you will find the first bedroom which is being utilised as a lounge area, along side a stunning four piece family bathroom comprising of a claw foot freestanding bath with a telephone mixer tap, a wash hand basin and a mid level flush WC. There is also a corner shower unit. The second floor offers 2 great size bedrooms. The third floor is a developed attic with Velux window which provides plenty of natural light and superb views across the town.

## Living Room

14'9" x 9'5" (4.512 x 2.885)

## Sitting Room/Bedroom

11'11" x 9'7" (3.636 x 2.941)

## Kitchen

14'9" x 9'4" (4.502 x 2.858)

## Cellar

11'2" x 9'4" (3.406 x 2.867)

## Bedroom One

11'9" x 9'5" (3.601 x 2.885)

## Bedroom Two

11'11" x 9'7" (3.636 x 2.940)

## Family Bathroom

11'9" x 9'6" (3.601 x 2.901)

## Attic Room

16'10" x 9'5" (5.139 x 2.879)



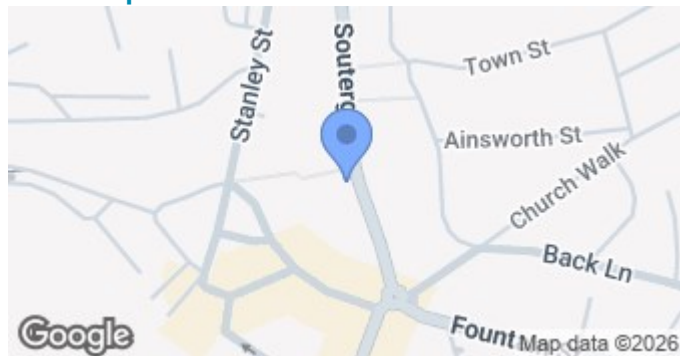
- Stones Throw from the Town Centre
  - Log Burner
  - Family Kitchen
- Useful Outbuilding/Store
  - Council Tax Band - A

- Four Storey Accommodation, plus Cellar
  - Three Bedrooms
- Mixture of Traditional Wooden and UPVC Sash Windows Throughout
  - Shared Yard to the Rear
  - Ideal Investment or Family Home

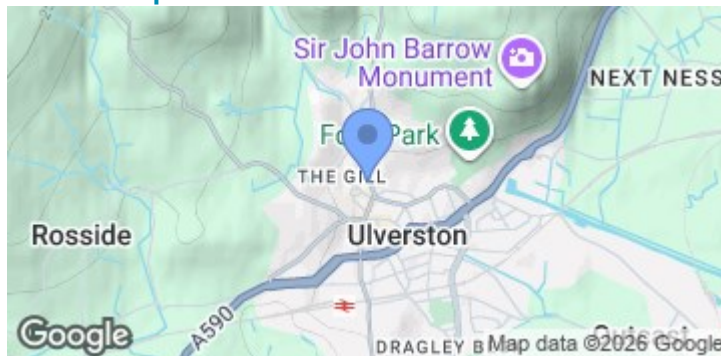




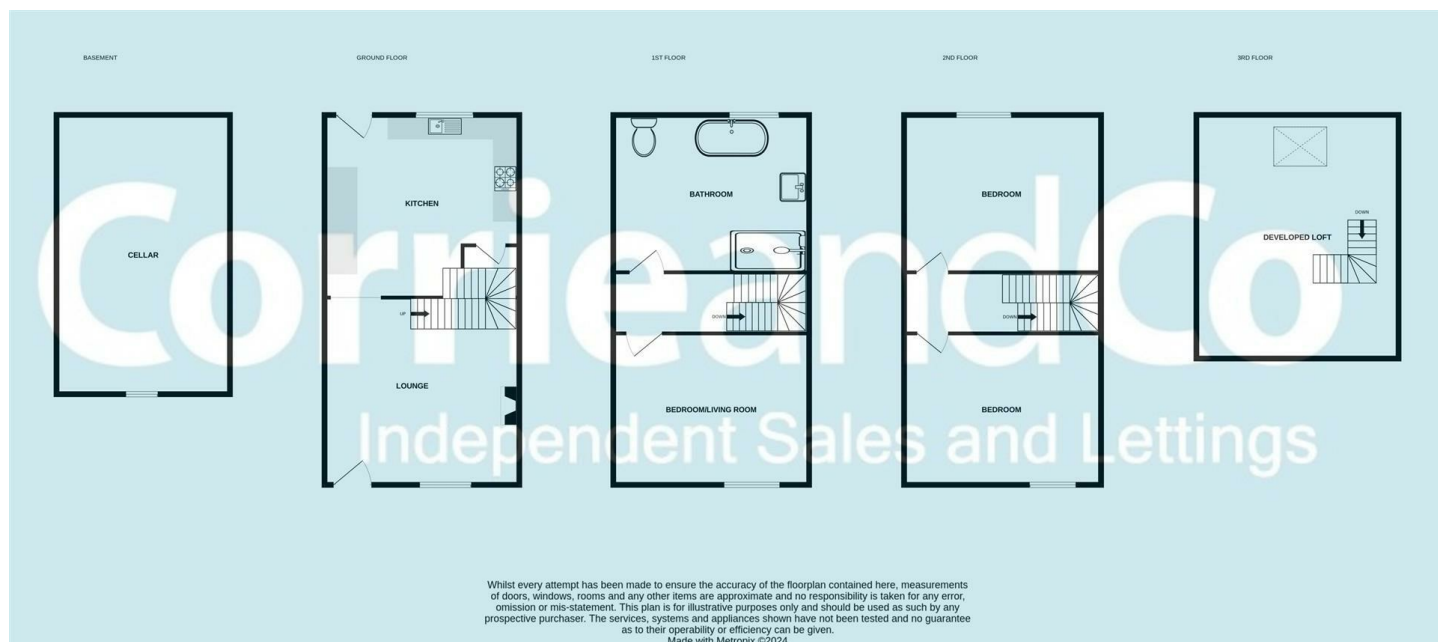
Road Map



Terrain Map



Floor Plan



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