



2 Bugle Court Soutergate

Ulverston, LA12 7ES

Offers In The Region Of £269,000



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A well presented three storey home situated in a highly sought after town centre location, just a stone's throw from local amenities, shops, schools, and transport links. Offered with no upper chain, this spacious property is ideal for families, first-time buyers, or investors alike. The accommodation is versatile and benefits from a generous master bedroom with en suite. Externally, the property benefits from a private garden, perfect for relaxing or entertaining. Early viewing is highly recommended.

Enter the property through the front door on the ground floor into a welcoming and well-proportioned entrance hall, creating an inviting first impression and providing access to the accommodation above via the staircase rising to the upper floors. Conveniently positioned off the hallway is a practical downstairs WC.

Leading through from the hall, you are welcomed into a spacious living room situated at the front of the property, enjoying pleasant views over the garden. This bright and comfortable space offers ample room for both relaxing and entertaining, making it an ideal setting for family life or hosting guests.

To the rear of the property is the well appointed kitchen diner, thoughtfully designed to combine practicality with sociable living. The kitchen offers generous worktop and storage space alongside plenty of room for dining, creating the perfect hub of the home for everyday meals and entertaining alike. The kitchen also benefits from direct access to the rear of the property.

The first floor landing provides access to two generously sized double bedrooms, both offering comfortable accommodation and versatility for family living, guests, or home working. One bedroom is positioned to the front of the property, while the second overlooks the rear. Completing this floor is the family bathroom, fitted with a bath, wash basin, and WC.

Continuing to the second floor, you will find the impressive master bedroom suite occupying the entire top level. This substantial bedroom offers a peaceful and private retreat, enhanced by the addition of a stylish en-suite shower room, creating an ideal principal suite separate from the rest of the home. Additional storage is offered into the eaves.

Entrance Hall

11'10" x 6'6" (3.620 x 1.993)

Living Room

15'5" x 12'7" (4.723 x 3.857)

Kitchen Diner

19'4" x 7'10" (5.917 x 2.411)

Landing

14'5" x 6'0" (4.410 x 1.845)

Bedroom One

12'11" x 9'10" (3.958 x 3.017)

Bedroom Two

11'10" x 9'10" (3.631 x 3.015)

Bathroom

7'0" x 5'4" (2.159 x 1.646)

Bedroom Three

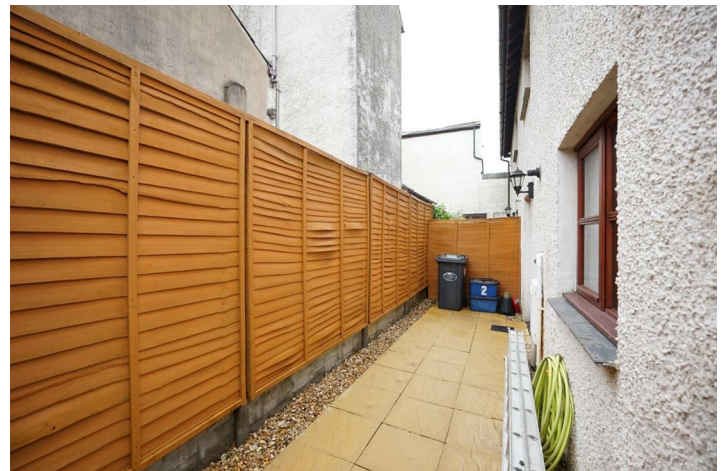
13'6" x 10'10" (4.125 x 3.318)

Bedroom Three En Suite

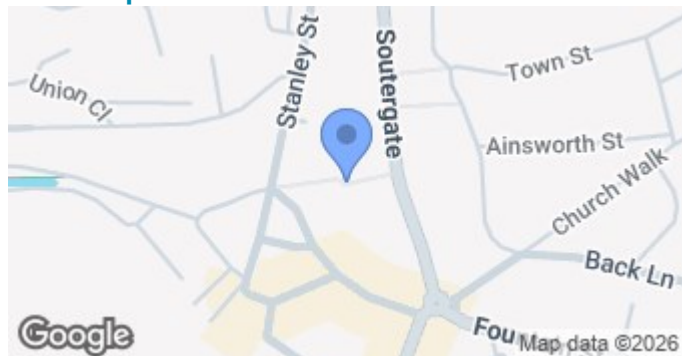
5'6" x 5'3" (1.696 x 1.616)



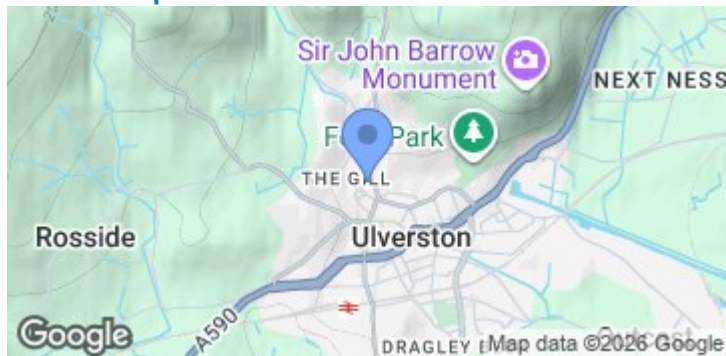
- Town Centre Location
- En Suite to Master
- Neutral & Ready to Move Into
- Council Tax Band - C
- No Upper Chain
- Private, Low Maintenance Garden
- Ideal for a Variety of Buyers



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	