



46 Bigland Drive

Ulverston, LA12 9PD

Offers In The Region Of £250,000



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A true bungalow in Ulverston, this charming two-bedroom home offers spacious and comfortable single-level living in a sought-after location. The property features two well-proportioned reception rooms, ideal for both relaxing and entertaining, with plenty of natural light enhancing the warm and welcoming atmosphere. The kitchen is thoughtfully designed with ample storage and workspace, while the bedrooms provide a peaceful retreat overlooking the garden. Outside, the bungalow benefits from a private driveway and a beautifully maintained garden, perfect for enjoying quiet afternoons or hosting friends. Situated close to Ulverston's local amenities and transport links, this delightful home combines convenience, comfort, and classic bungalow living.

Entering through the front door, you are welcomed into a good-sized hallway that provides access to the dining room, WC, bathroom, bedrooms, and main reception room. The dining room features a large window allowing in plenty of natural light and a gas fire creating a cosy focal point, with a door leading through to the kitchen. The kitchen is fitted with a range of base and wall units, offering ample workspace and storage, though it would benefit from some updating. The main reception room is bright and spacious, with an electric fire and an archway leading to the lounge area. The lounge enjoys a glazed wall and an additional window, as well as a door that opens out onto the rear garden. Both bedrooms are of a good size, providing comfortable and versatile living space. The bathroom is well presented, with a separate WC, but would benefit from modernisation. Externally, the property offers off-road parking, a pleasant front garden, and a garage. The rear garden is a lovely outdoor space with a lawned area, patio, and a variety of trees and shrubs, offering a private and peaceful setting.

Hallway

13'11" x 3'5" (4.26 x 1.06)

Dining Room

11'8" x 13'1" (3.56 x 4.01)

Kitchen Areas

5'2" x 4'1" 6'10" x 7'0" (1.60 x 1.25
2.10 x 2.15)

Reception Room

9'4" x 10'0" (2.86 x 3.07)

Lounge

13'1" x 10'0" (4.00 x 3.07)

WC

.288'8" x 6'0" (.88 x 1.85)

Bathroom

5'2" x 6'0" (1.60 x 1.85)

Bedroom One

7'1" x 9'2" (2.17 x 2.80)

Bedroom Two

12'9" x 9'4" (3.90 x 2.85)

Garage

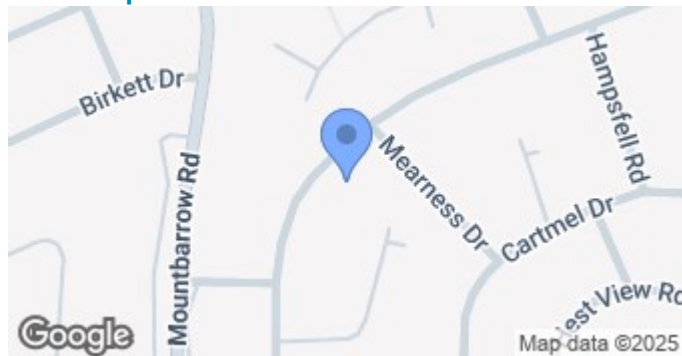


- True Bungalow
- Two Bedrooms
- Off Road Parking and Garage
- No Chain

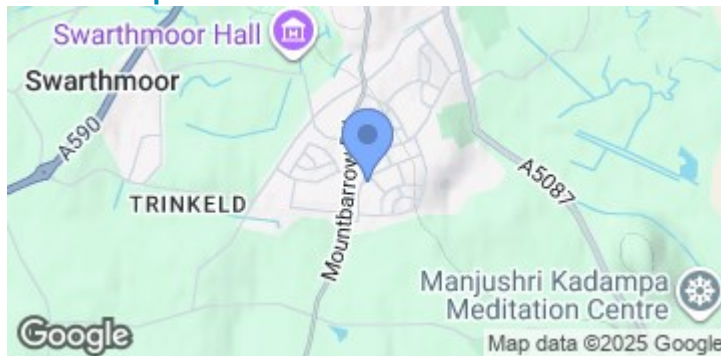
- Excellent Location
- Ample Reception Rooms
- Front and Rear Gardens
- Council Tax Band D



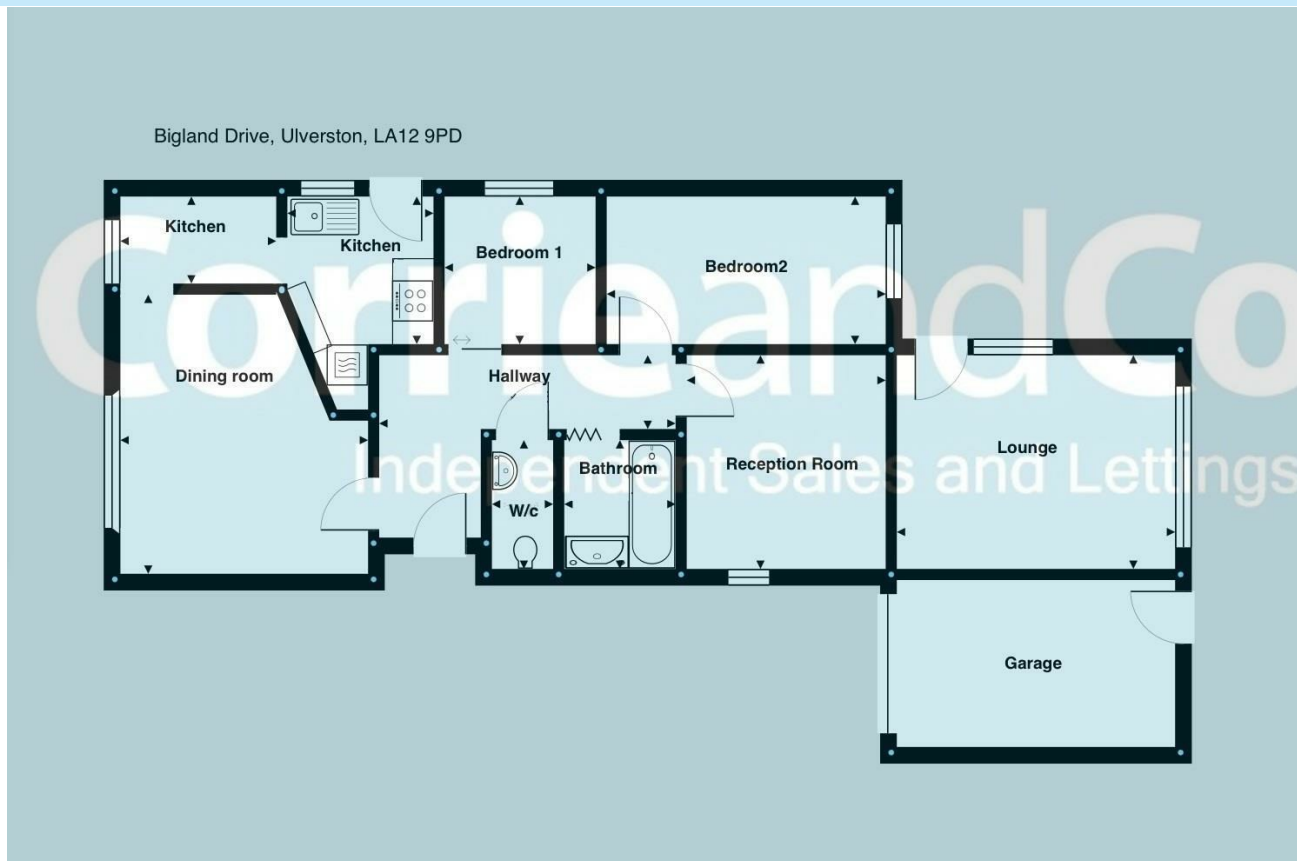
Road Map



Terrain Map



Floor Plan



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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		