CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

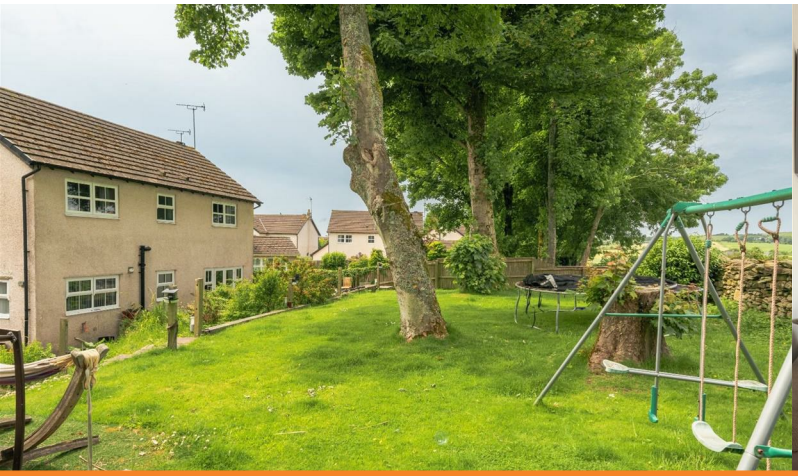


2 East Court

Ulverston, LA12 0UG

Offers In The Region Of £525,000

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This beautifully presented four-bedroom detached home on the ever popular Birkrigg Park, offers spacious and versatile accommodation. Featuring a welcoming lounge, a bright sun room and a generous open-plan kitchen and dining area, the property is ideal for both everyday living and entertaining. Complete with a practical utility room, ground floor WC, a master en-suite and a rear generous garden area, this impressive home is an excellent choice for growing families seeking a well-appointed property.

Welcome to this beautifully appointed property, where a seamless layout meets elegant finishes. Upon stepping inside, you are greeted by a welcoming and spacious entrance hall that serves as the perfect introduction to the home. To your left lies the inviting lounge, featuring carpeted flooring and a stunning feature fireplace that serves as the room's cosy centrepiece. Directly across the hallway to your right, you will find the bright and airy sun room, a tranquil space flooded with natural light. Continuing straight ahead from the entrance hall, you enter the expansive kitchen/diner. This impressive heart of the home boasts sleek tiled flooring, marble worktops, and an electric hob. Conveniently tucked within this open-plan space is a practical ground-floor WC, as well as a dedicated utility room that provides direct access into the attached garage.

Ascending to the first floor, the property offers generous accommodation with four well-proportioned bedrooms, including a luxurious principal room complete with its own private en-suite bathroom. Serving the remaining bedrooms is the main family bathroom, exquisitely finished with fully tiled walls and flooring, featuring both a relaxing bath and a separate shower cubicle. Stepping outside, the property is completed by a wonderfully sized rear garden area, offering an expansive and versatile outdoor space perfect for entertaining, gardening, or family recreation. Making this home the perfect home for families.

Living Room
21'5" x 12'9" (6.539 x 3.888)

Entrance Hall
12'8" x 8'1" (3.866 x 2.486)

Reception Room/Study
18'10" x 8'1" (5.742 x 2.488)

Seating Area (Open Plan)
13'2" x 11'3" (4.036 x 3.441)

Kitchen (Open Plan)
17'11" x 11'5" (5.471 x 3.481)

Dining Room (Open Plan)
9'3" x 9'2" (2.840 x 2.809)

Ground Floor WC
7'11" x 3'1" (2.429 x 0.950)

Utility
7'11" x 5'0" (2.426 x 1.547)

Landing
12'4" x 8'3" (3.772 x 2.525)

Bedroom One
13'1" x 12'8" (3.992 x 3.884)

En Suite (Bedroom One)
6'1" x 5'1" (1.861 x 1.550)

Bedroom Two
12'8" x 11'3" (3.883 x 3.437)

Bedroom Three
10'5" x 9'5" (3.195 x 2.882)

Bedroom Four
12'6" x 7'10" (3.830 x 2.399)

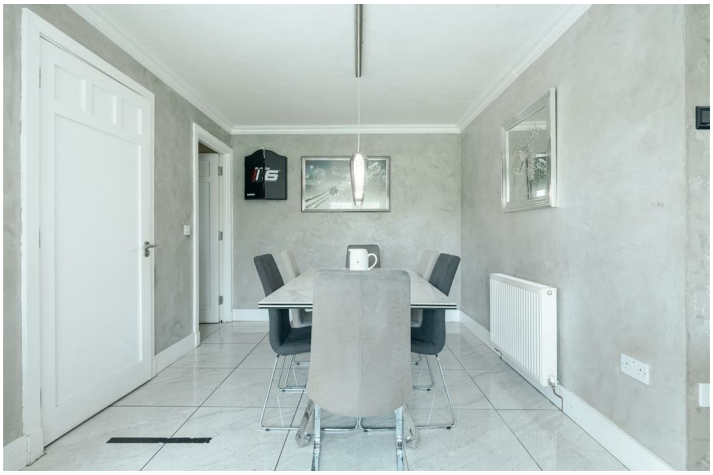
Family Bathroom
8'3" x 7'6" (2.528 x 2.305)



- Fabulous Family Home
- Attached Garage (Partially Converted)
- Master Bedroom With En Suite
- Quiet Cul-De-Sac Location
- Ground Floor WC & Utility Room
- Private Rear Garden
- Open Views to Rear
- Council Tax Band - F









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.

