



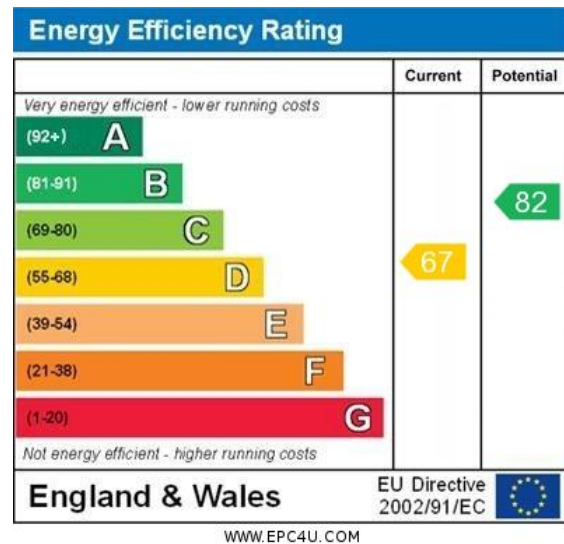
Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure
Freehold

Council Tax Band
D

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Bank End Terrace | Great Urswick | LA12 0SW

Asking Price £325,000

- Recently Renovated Semi Detached Home
- Sought After Village Location
- Well Presented And Tastefully Decorated
- Lounge And Fitted Kitchen/Diner
- Dining Room And Utility Room
- 3 Bedrooms And Family 4 Piece Bathroom
- CH, DG, Off Road Parking For Several Cars
- Enclosed Rear Garden
- Viewing Highly Recommended
- Council Tax Band D





Property Description

We are delighted to bring to the market this recently renovated and tastefully decorated semi-detached family home in the popular village of Urswick on the outskirts of Ulverston. The property boasts excellent family living accommodation comprising of entrance hall area, giving access to bay window lounge with wood burner style fire, fitted kitchen/diner with appliances, utility room, dining room with patio doors leading to garden. To the first floor there are 3 good size bedrooms and 4 piece family bathroom with roll top bath. The property benefits from double glazing, central heating, off road parking for several cars and a rear enclosed garden with paved seating area, lawned area and raised storage area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone & Drainage

FRONTAGE

Off road parking giving access to parking for several cars and access to the side of the property. Double glazed door to entrance hall.

ENTRANCE HALL

Laminate flooring and doors to lounge.

LOUNGE

9' 10" x 19' 6" (3.00m x 5.96m)

Double glazed bay window, feature fire surround with wood burner style fire with double doors to dining room.

DINING ROOM

10' 9" x 9' 8" (3.30m x 2.96m)

Double glazed patio doors with side panel windows and laminate flooring.

KITCHEN/DINER

24' 7" x 10' 10" (7.50m x 3.32m)

Double glazed windows, recently fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated oven, 4 ring hob with extractor over, plumbing for dishwasher, tiled splash, wine rack, feature fire surround with gas wood burner style fire, black hearth, spotlight ceiling, 2 radiators. Stairs to first floor with under stairs storage. Doors to utility room.

UTILITY ROOM

7' 3" x 8' 9" (2.22m x 2.69m)

Double glazed window, double glazed door to side, spotlight ceiling, boiler and plumbing for washer.

LANDING

Double glazed window and access to loft, doors to –

BEDROOM 1

10' 1" x 15' 6" (3.09m x 4.74m)

Double glazed window, double glazed velux window, feature beam ceiling and a radiator.

BEDROOM 2

10' 1" x 13' 0" (3.09m x 3.97m)

Double glazed window, spotlight ceiling and a radiator.

BEDROOM 3

12' 1" x 10' 8" (3.70m x 3.26m)

Double glazed velux windows, feature beam ceiling and a radiator.

BATHROOM

Double glazed window, fitted four piece suite, low level w.c. feature roll top bath on legs, telephone style mixer taps, double size shower cubicle with double headed shower, hand wash basin with vanity unit and mixer taps, spotlight ceiling and tiled flooring.

REAR GARDEN

Enclosed garden with paved seating area, lawned area with access to raised area with storage shed.

VIEWING

Key accompanied

