



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	61	63
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Tenure

Leasehold

Council Tax Band

A

Contact Details

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16 Cavendish Street
Barrow-in-Furness
Cumbria LA14 1SB
Tel (01229) 825636

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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.



ROSS Estate Agencies

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Mon - Fri 9am - 5pm
Saturday 9am - 12 noon
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Residential Sales Residential Lettings Commercial Sales & Lettings



The Ellers | Ulverston | LA12 0AQ

Asking Price £199,950

- Spacious Ground Floor Flat In Ulverston
- Excellent Investment Opportunity
- Open Plan Lounge
- Dining Area/Kitchen
- 3 Good Size Bedrooms, Master Having En-suite
- Separate Bathroom
- Large Cellar Store
- Vacant Possession, No Chain
- Early Viewing Highly Recommended
- Council Tax Band A, Leasehold





Property Description

Situated within a 5 minute walk of Ulverston town centre, this superb ground floor flat is deceptively spacious and ideal for a variety of purchasers. The property briefly comprises of open plan lounge/dining kitchen, inner hall, 3 good size bedrooms with en-suite to the master room, separate bathroom and large cellar store. Very well maintained throughout the flat and benefits from electric central heating, triple glazing (recently installed) and a high standard of decoration. Offered for sale with vacant possession, no chain and early viewing is highly recommended. In the last year the property has been utilised as a very successful Air B and B. The property is therefore also an excellent investment opportunity and all quality furnishings can be offered as an optional extra. The monthly fee covering building insurance and general building maintenance is £67.50.

TENURE

999 year leasehold (details on request)

SERVICES

Electric, Water, Telephone and Mains Drainage

FRONTAGE

Paved frontage

LOUNGE

13' 1" x 15' 5" (3.99m x 4.7m)

uPVC triple glazed window, open plan to kitchen/diner, access from lounge to inner hall, 10 power points, telephone point, tv point and radiator

KITCHEN/DINER

13' 0" x 11' 8" (3.96m x 3.56m)

Cream fronted wall and base storage cupboards with working surfaces, tiled surrounds, rebated stainless steel sink unit, 4 ring electric hob, electric fan assisted oven, filter hood, extractor hood, dishwasher, uPVC double glazed window, comfortable dining area, uPVC double glazed door to patio, access to large cellar, breakfast bar, downlights, built in cupboard with electric central heating boiler, 10 power points and radiator

INNER HALL

8' 1" x 7' 4" (2.46m x 2.24m)

Built in storage cupboard, 2 power points and access to bedrooms and bathroom

BEDROOM 1

15' 5" x 14' 10" (4.7m x 4.52m)

uPVC triple glazed window, 8 power points, tv point, radiator and access to en-suite shower room (installed 2022)

ENSUITE SHOWER ROOM

8' 6" x 6' 1" (2.59m x 1.85m)

Walk in double shower with glass screen, w.c, wash basin, heated towel rail, xpelair, PVC clad walls and triple glazed window

BEDROOM 2

13' 11" x 12' 6" (4.24m x 3.81m)

2 uPVC triple glazed windows, 6 power points and radiator

VIEWINGS

Telephone appointments

Draft particulars subject to client's approval

BEDROOM 3

9' 4" x 8' 1" (2.84m x 2.46m)

uPVC triple glazed window, 4 power points and radiator

BATHROOM

9' 5" x 6' 4" (2.87m x 1.93m)

White suite with bath having shower hose from mixer taps, w.c, wash basin, separate tiled shower cubicle, heated towel rail and xpelair

PATIO

Paved patio area

