



**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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

**Tenure**  
Freehold

**Council Tax Band**  
B

**Contact Details**  
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01229 825636



**Sands Road | Ulverston | LA12 9PW**

**Asking Price £220,000**

- Semi Detached Family Home
- Sought After Cul De Sac Location Ulverston
- Hall, Spacious Lounge
- Fitted Kitchen/Diner
- 3 Bedrooms, Bathroom
- Central Heating, Double Glazing
- Easy Maintenance Front/Rear Garden
- Off Road Parking
- Viewing Highly Recommended
- Council Tax Band B, Freehold



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Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings





## Property Description

We are delighted to bring to the market this well presented and tastefully decorated semi detached family home in a cul de sac location in the market town of Ulverston, close to local schools, amenities, transport links and local coastal beaches. The property comprises of entrance hall area giving access to spacious lounge with a spindle staircase to the first floor, fitted kitchen/diner with double glazed patio doors to rear garden, 3 bedrooms and a family bathroom. The property benefits from central heating, double glazing, easy maintenance front garden with off road parking, to the rear it offers an enclosed rear garden with lawned area, covered family area with artificial grass, storage shed and double gates to side. Viewing is highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Telephone, Electric and Drainage.

### FRONTAGE

Off road parking leading to rear, easy maintenance front garden with paved area, shale area, side access double gates and double glazed door to-

### ENTRANCE HALL

Double door storage cupboard and door to-

### LOUNGE

**15' 8" x 11' 10" (4.78m x 3.63m)**

Double glazed window, radiator, TV point, feature fire surround with coal effect fire, spindle staircase to first floor and door to-

### KITCHEN/DINER

**14' 7" x 9' 1" (4.45m x 2.77m)**

Double glazed window, double glazed patio doors to rear garden, radiator, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, cooker point, plumbing for washer, laminate flooring, tiled splash and under stairs storage.

### LANDING

Double glazed window, spindle balustrade, access to loft, spotlight ceiling and doors to-

### BEDROOM 1

**8' 4" x 14' 0" (2.55m x 4.27m)**

Double glazed window and radiator.

### BEDROOM 2

**8' 4" x 10' 0" (2.56m x 3.07m)**

Double glazed window with pleasant views and radiator.

### BEDROOM 3

**7' 4" x 6' 1" (2.25m x 1.86m)**

Double glazed window, radiator, over stairs storage and spotlight ceiling.

### BATHROOM

Double glazed frosted window, 3 piece suite with low level WC, pedestal hand wash basin with mixer taps, panel enclosed bath with shower over, tiled splash and laminate flooring.

### GARDEN

Rear enclosed garden with lawned area, plants/shrubs, covered seating/family area, artificial grass, storage shed, paved seating area, water tap and double gates to side.

### VIEWINGS

Key Accompanied

Draft Particulars subject to clients approval.

