



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		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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
E

Contact Details
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The Guards | Ulverston | LA12 0RW

Asking Price £299,995

- Detached Family Home
- Popular Village Location Of Gleaston
- Well Presented Throughout
- Spacious Lounge, Rear Hall Area
- Fitted Kitchen, Dining Room
- Cloaks/WC, 3 Bedrooms
- Feature Bathroom With Roll Top Bath
- CH, DG, Off Road Parking, Garage
- Easy Maintenance Garden Grounds
- Council Tax Band E, Freehold



ROSS Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



Property Description

We are pleased to bring to the market this detached family home in the popular village location of Gleaston, which offers good access to Ulverston, Barrow and the Coast Road, also with open views to the front. The property comprises of entrance porch area giving access to a spacious lounge, rear hall area, dining room, fitted kitchen, ground floor cloaks/wc and storage area. To the first floor the property offers 3 bedrooms and a feature family bathroom with freestanding roll top bath. The property benefits from oil central heating, double glazing, off road parking giving access to the garage, easy maintenance garden with decked seating area and lawned area with plants/shrubs. There is a nearby village green and park. Viewing is highly recommended to appreciate the size on offer.

SERVICES

Oil Central Heating, Water, Electric, Telephone and Drainage

FRONTAGE

Off road parking for 2 cars, access to garage and double glazed door to vestibule

VESTIBULE

Laminate flooring, part tiled walls and door to lounge

LOUNGE

17' 7" x 12' 10" (5.38m x 3.92m)

Double glazed windows, coved ceiling, radiator and door to dining room

DINING ROOM

11' 0" x 7' 9" (3.36m x 2.38m)

Double glazed patio doors, coved ceiling and radiator

CLOAKS/WC

Double glazed frosted window, low level w.c and part tiled walls

KITCHEN

Double glazed window, fitted wall and base storage units with worktops to compliment, inset 1 and a half bowl stainless steel sink unit with mixer taps, integrated double oven, 4 ring hob with extractor over, tiled splash, glass display units and coved ceiling

REAR HALLWAY

Double glazed door to rear, stairs to first floor, storage cupboard and doors to –

UTILITY ROOM

Storage cupboard

LANDING

Access to loft and doors to bedrooms and bathroom

BEDROOM 1

11' 8" x 13' 9" (3.57m x 4.20m)

Double glazed window, built in wardrobes/storage and radiator

BEDROOM 2

6' 8" x 15' 10" (2.05m x 4.84m)

Double glazed window, coved ceiling and radiator

BEDROOM 3

12' 1" x 9' 8" (3.69m x 2.97m)

Double glazed velux window, storage and radiator

BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, freestanding roll top bath with central mixer taps/shower over, feature tiled walls, laminate flooring, paneled ceiling and radiator

LOFT

With ladders, light and half boarded

GARAGE

16' 7" x 10' 4" (5.07m x 3.17m)

Up and over door, power and light, plumbing for washer and wall and base units

GARDEN

Rear enclosed garden with paved/patio area, raised decked seating area, lawned area with plants and shrubs, feature raised wall and water tap (oil container to side)

VIEWINGS

By appointment

