



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.

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.



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

Mon – Fri 9am – 5pm
Saturday 9am – 12 noon
sales@rossestateagencies.co.uk
rentals@rossestateagencies.co.uk
www.rossestateagencies.com

Residential Sales Residential Lettings Commercial Sales & Lettings

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	70
England & Wales EU Directive 2002/91/EC		
WWW.FPC4U.COM		

Tenure

Freehold

Council Tax Band

D

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Gleaston | Ulverston | LA12 0QB

Asking Price £325,000

- Stunning Semi-Detached Family Home
- Sought After Location In Gleaston
- Plenty Of Features With Modern Living
- Open Plan Lounge, Modern Kitchen
- 4 Piece Suite Bathroom, Lovely Staircase
- 3 Bedrooms, Master Having Ensuite
- Double Glazing, LPG Gas Central Heating, Off Road Parking
- Forecourted Front/Rear Enclosed Garden
- Viewing Highly Recommended
- Council Tax Band D, Freehold





Property Description

We are delighted to bring to the market this well presented and tastefully decorated family home in the popular village location of Gleaston, close to Ulverston and Barrow. The property offers excellent easy family living accommodation with plenty of cottage style features with a modern twist. The property comprises of hallway leading to open plan living with an open fireplace with a multifuel woodburner style fire and modern fitted kitchen with slate effect flooring/worktops. To the first floor the property offers 2 double bedrooms with a 4 piece suite family bathroom and stunning feature staircase and landing leading to the second floor giving access to the master bedroom and ensuite. The property has modern double glazed windows with some sash style and LPG gas central heating. To the front of the property it has a fore courted seating area and a gate leading to the side and rear giving access to the driveway, enclosed rear garden with plenty of seating areas, raised flower beds/borders and steps leading to further raised seating areas. Viewing is highly recommended

SERVICES

LPG Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Composite double glazed door to entrance hall

ENTRANCE HALL

Stairs to first floor, feature wood carvings, radiator and door to lounge

OPEN PLAN LIVING SPACE/KITCHEN

18' 0" x 27' 04" (5.49m x 8.33m)

LOUNGE

Double glazed sash style window, double glazed window, double glazed patio doors, feature open plan fire place with multi fuel wood burner with slate hearth, wood effect flooring, feature doors, under stairs storage and open to kitchen

KITCHEN

Fully fitted wall and base storage units with slate effect worktops to compliment, inset stainless steel sink unit with mixer taps, wine rack, integrated double oven with 4 ring hob, extractor over, integrated dishwasher, plumbing for washer, slate style flooring and slate style windowsills

LANDING

Wooden balustrade with feature carvings, spotlight ceiling, stairs to second floor and doors to –

BEDROOM 2

13' 07" x 12' 00" (4.14m x 3.66m)

Double glazed sash style feature window, double glazed window, part beamed ceiling with feature storage area, walk in wardrobe and radiator

BEDROOM 3

10' 02" x 12' 10" (3.1m x 3.91m)

Double glazed windows and radiator

BATHROOM

Double glazed frosted window, 4 piece suite with low level w.c, pedestal hand wash basin with mixer taps, panel enclosed bath with mixer taps, walk in shower cubicle with over head shower, tiled splash and spotlight ceiling

ENSUITE

Low level w.c, pedestal hand wash basin with mixer taps, walk in shower cubicle with shower, feature beamed ceiling with spotlights, wood effect flooring and tiled splash

GARDEN

Rear enclosed garden with paved seating area with feature stone raised areas, steps leading to second area with seating and steps leading to a further seating area with raised bedding plants, water tap and side access gate. To the side of the property is a paved area with storage shed and gate to front

VIEWINGS

By appointment

