

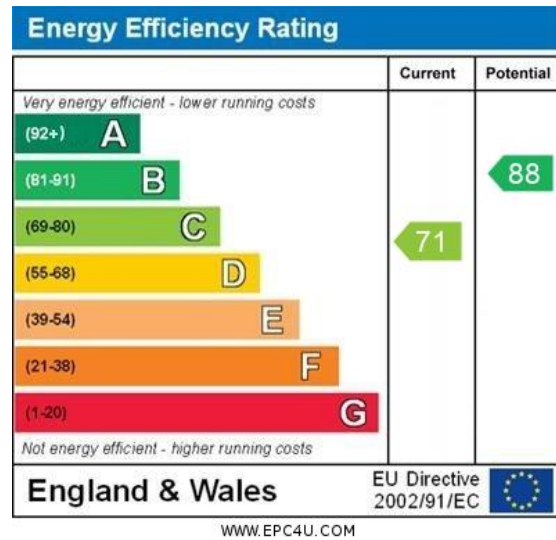
**Lucy Boardman** (Formerly Lloyds Bank) -

**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.



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.



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**Residential Sales Residential Lettings Commercial Sales & Lettings**

# ROSS

## Estate Agencies



**Main Street | Bardsea | LA12 9SR**

**Asking Price £235,000**

- Semi Detached Family Home
- Sought After Village Location
- Slightly Bigger Plot Than Other Properties
- Spacious Lounge, Kitchen/Diner
- Ground Floor Cloaks, 3 Bedrooms
- Family Bathroom
- Central Heating, Wooden Double Glazed Windows
- Gardens To Front, Side, Rear
- Allocated 2-3 Parking Spaces
- Council Tax Band C







Property Description

We are delighted to bring to the market this semi detached family home in the popular coastal village of Bardsea, just off the Coast Road between Ulverston and Barrow. The property offers a slightly bigger plot than the others around it and comprises of spacious lounge with spindle staircase, double doors to fitted kitchen/diner with ground floor cloaks/wc, 3 good size bedrooms and a family bathroom. The property benefits from easy maintenance front and rear gardens with the extra side garden having an enclosed walled area with artificial grass, front access, central heating, wooden double glazed windows and allocated parking for 2 to 3 cars. Viewings are highly recommended and strictly by appointment only.

LOCATION

what3words - headers.browsers.utter

SERVICES

Gas, Water, Electric, Telephone and Drainage

FRONTAGE

Easy maintenance front garden with plants and shrubs, access to side and double glazed door to lounge

LOUNGE

14' 3" x 15' 0" (4.35m x 4.58m)

Double glazed window, spindle staircase to first floor and double doors to kitchen/diner

KITCHEN/DINER

11' 5" x 14' 11" (3.48m x 4.56m)

Double glazed wooden double doors to rear, double glazed wooden window, 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, tiled splash and 2 radiators

CLOAKS/WC

Low level w.c. and hand wash basin with tiled splash

LANDING

Spindle balustrade, access to loft, storage cupboard and doors to all rooms

BEDROOM 1

8' 11" x 11' 9" (2.74m x 3.59m)

Wooden double glazed window, radiator and door to ensuite

ENSUITE

Low level w.c, floating hand wash basin with taps, shower cubicle with shower and tiled splash

BEDROOM 2

6' 6" x 11' 4" (2.00m x 3.46m)

Wooden double glazed window and radiator

BEDROOM 3

8' 4" x 7' 7" (2.56m x 2.33m)

Wooden double glazed window, storage cupboard and radiator

BATHROOM

Wooden double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, panel enclosed bath and tiled splash

GARDEN

Rear enclosed paved garden area with pleasant views, access to side garden with lawned area, plants and shrubs, outside electrics, access to front and parking for 2-3 cars

VIEWINGS

By appointment

Draft particulars subject to client's approval

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT  
\*\*This is non refundable once the AML check has been carried out\*\*

