



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	87	91
(69-80) C		
(55-68) D		
(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		

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

D

Contact Details

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Orchard Road | Ulverston | LA12 9QN
100% Part Exchange anywhere in the UK

Asking Price £360,000

- True Detached Bungalow
- Sought After Village Location
- Great Living Accommodation
- Spacious Lounge, Open Dining Room
- Kitchen, Shower Room
- 3 Double Bedrooms With Master 4 Piece Ensuite
- Gas Central Heating, Double Glazing
- Gardens To The Front And Rear
- Viewing Is Highly Recommended
- Council Tax Band D



**ROSS Estate
Agencies**

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Residential Sales Residential Lettings Commercial Sales & Lettings





Property Description

100% PART EXCHANGE ANYWHERE IN THE UK

We are delighted to bring to the market this true detached bungalow in a popular village location in Bardsea, close to Ulverston and the popular coastal road. The property offers great living accommodation comprising of an entrance porch area leading to the entrance hallway, spacious lounge, open to the dining room, kitchen, 3 double bedrooms with master having a 4 piece ensuite shower room. The property benefits from gas central heating, double glazing, gardens to the front and rear, off road parking giving access to the garage/utility, the property has solar panels and storage area. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, Water, Electric, Telephone & Drainage

FRONTAGE

Off road parking giving access to the garage, front garden area with plants, shrubs, access gate to the rear garden, double glazed double doors to the porch.

PORCH

Double glazed Velux window, double glazed door to entrance hall, double glazed door to the garage.

ENTRANCE HALL

Access to loft, frosted borrowed windows, radiator and doors to the lounge

LOUNGE

24' 0" x 11' 1" (7.33m x 3.40m)

Double glazed windows, coved ceiling, 3 radiators and a tv point

DINING ROOM

11' 2" x 9' 3" (3.41m x 2.83m)

Double glazed window, frosted borrowed window, open to lounge, radiator and door to the kitchen

KITCHEN

Double glazed frosted door, double glazed window, fully fitted wall and base storage units with work tops to compliment, inset 1 1/2 bowl sink unit with mixer taps, cooker point, plumbing for dishwasher, borrowed frosted window, tiled walls, spotlight ceiling and a radiator.

BEDROOM 1

13' 1" x 11' 5" (4.01m x 3.48m)

Double glazed window, fully fitted wardrobe with overbed fitment, dressing table, 1 radiator, door to an ensuite.

ENSUITE

Double glazed frosted window, 4 piece suite with a low level w.c, bidet, pedestal hand wash basin with mixer taps, corner shaped shower cubicle with shower, tiled walls and coved ceiling.

BEDROOM 2

8' 11" x 10' 4" (2.74m x 3.15m)

Double glazed window, fitted wardrobes with side cabinets, overbed fitment, radiator.

BEDROOM 3

10' 0" x 11' 5" (3.07m x 3.49m)

Double glazed window, built in 3 door wardrobes and a radiator.

BATHROOM

Double glazed frosted window, 3 piece suite with a low level w.c, pedestal hand wash basin with taps, double tray size shower cubicle with shower, tiled walls and a radiator.

GARAGE/UTILITY

16' 9" x 8' 9" (5.11m x 2.68m)

Double glazed door with double glazed frosted window, plumbing for washing machine, fitted storage cupboard with wall and base units.

REAR ENCLOSED GARDEN

Steps leading down to an easy maintained paved/shale area with plants/boards/shrubs, access to both sides of the property.

VIEWING

Key accompanied

Draft particulars subject to client's approval

