

## BATHROOM

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

## GARAGE

17' 0" x 8' 5" (5.20m x 2.58m)

Up and over door and double glazed window.

## GARDEN

Rear enclosed garden with raised decked seating area, steps down to lowered garden with plants and shrubs, paved seating area, water tap and side access.

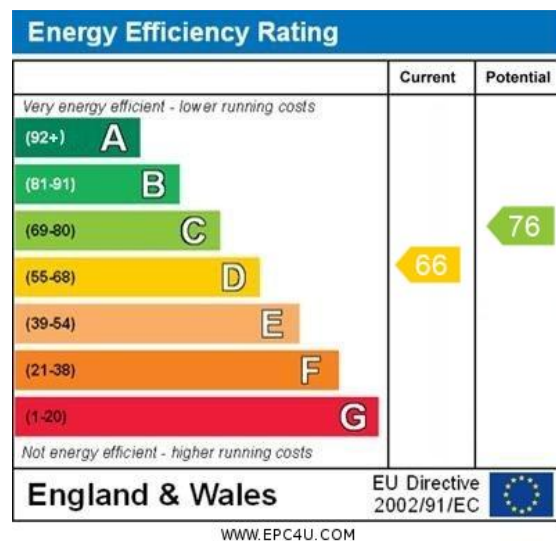
## VIEWING

Key accompanied

## 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.

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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

D

## Contact Details

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Residential Sales Residential Lettings Commercial Sales & Lettings



# ROSS

## Estate Agencies



Trinkeld Avenue | Ulverston | LA12 0XB

Asking Price £349,950

- Detached Family Home
- Cul De Sac Location
- Hall, Spacious Lounge
- Dining Room, Kitchen, Utility Room
- 4 Beds, Master Having Ensuite
- Family Bathroom, Conservatory
- CH,DG Off Road Parking, Garage
- Gardens To Front/ Rear
- Viewing Highly Recommended
- Council Tax Band D, Freehold





## Property Description

We are pleased to bring to the market this well presented and tastefully decorated detached family home in a cul de sac location in the residential area in Trinkled Avenue in Swarthmoor. The property boasts excellent family living accommodation comprising of entrance hallway, cloaks/ WC, spacious lounge, double doors to dining room, open archway to the fitted kitchen, utility room and gf cloaks/WC. To the first floor the property offers 4 bedrooms with the master having ensuite and family bathroom. The property benefits from central heating, double glazing, off road parking for 2 vehicles, access to the garage, easy maintenance front garden with a mature rear garden with lawned area plants shrubs raised decked seating area, viewing highly recommended to appreciate the size and standard on offer.

### SERVICES

Gas, Water, Electric, Telephone and Drainage.

### FRONTAGE

Off road parking leading to garage, easy maintenance front garden and double glazed door.

### ENTRANCE HALL

Tiled flooring, stairs to 1st floor, dado rail and doors to-

### CLOAKS/WC

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, tiled splash, tiled flooring and spotlight ceiling.

### LOUNGE

**12' 7" x 14' 4" (3.84m x 4.38m)**

Double glazed window, feature fire surround with coal effect fire, radiator, coved ceiling, under stairs storage and double doors to-

### DINING ROOM

**9' 0" x 8' 11" (2.75m x 2.73m)**

Bi folding door to conservatory, laminate flooring and open archway to kitchen.

### KITCHEN

**10' 5" x 8' 8" (3.19m x 2.66m)**

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, plumbing for dish washer, tiled splash, laminate flooring, spotlight ceiling and door to-

### UTILITY ROOM

**4' 11" x 8' 7" (1.50m x 2.62m)**

Double glazed door to rear garden, double glazed window, base storage units with worktops to compliment, inset stainless steel sink unit with taps, plumbing for washer and door to garage.

### LANDING

Dado rail, radiator, access to loft and door to-

### BEDROOM 1

**12' 11" x 12' 7" (3.96m x 3.84m)**

Double glazed window, radiator, tv point, storage cupboard and door to ensuite

### ENSUITE

Double glazed frosted window, low level WC, pedestal hand wash basin with taps, corner shower cubicle with double headed shower, radiator and spotlight ceiling.

### BEDROOM 2

**9' 6" x 10' 8" (2.92m x 3.27m)**

Double glazed window and radiator.

### BEDROOM 3

**6' 9" x 9' 2" (2.07m x 2.80m)**

Double glazed window and radiator.

### BEDROOM 4

**8' 10" x 9' 1" (2.70m x 2.77m)**

Double glazed window, radiator and part panelled walls.

### CONSERVATORY

**15' 11" x 9' 8" (4.86m x 2.95m)**

Double glazed conservatory with double glazed patio doors to decked area and laminate flooring.

