

SIDE GARDEN

Extensive countryside views, paved seating area with mature flowers, plants, shrubs, access to garage, (gas tank)

VIEWINGS

Key accompanied

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**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	14
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.

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.

Tenure

Freehold

Council Tax Band

D

Contact Details

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

www.rossestateagencies.com

sales@rossestateagencies.co.uk

01229 825636



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

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ROSS

Estate Agencies



Mounts Meadow Close | Ulverston | LA12 0RL

Asking Price £335,000

- Semi Detached Dornier Bungalow
- Cul De Sac Location In Village Of Gleaston
- Pleasant Countryside Views
- Hall, Spacious Lounge, Dining Room
- Kitchen, GF Bathroom, Shower Room
- 2 GF Bedrooms, 2 FF Bedrooms
- Mature Gardens To Front, Side, Rear
- Off Road Parking, Garage
- Viewing Highly Recommended
- Council Tax Band D





Property Description

Situated in the pleasant village of Gleaston in a cul de sac location, this stunning semi detached dormer bungalow benefits from lovely countryside views. The property offers excellent accommodation comprising of entrance hallway giving access to the spacious lounge with multi fuel woodburner fire, dining room, fitted kitchen, 2 ground floor bedrooms and ground floor bathroom. To the first floor the property offers a further 2 double bedrooms and a shower room. The property benefits from double glazing, LPG central heating, mains electric, has mature front, side and rear gardens with extensive lawned areas and off road parking with a detached garage. Viewing is highly recommended to appreciate the size and standard on offer.

LOCATION

what3words - outright.amicably.beep

SERVICES

LPG central heating, mains water, electric, drainage, no septic

FRONTAGE

Double gates giving off road parking, access to rear, easy maintenance front garden with plants and shrubs and double glazed door to entrance hall

ENTRANCE HALL

Spindle staircase to first floor, oak effect flooring, storage cupboard, radiator and doors to –

LOUNGE

13' 11" x 17' 11" (4.26m x 5.47m)

Double glazed windows with pleasant views, oak effect flooring, feature fireplace with multi fuel woodburner fire, coved ceiling and 2 radiators

DINING ROOM

7' 2" x 10' 10" (2.20m x 3.31m)

Double glazed window with pleasant view of the garden, oak effect flooring, coved ceiling and radiator

KITCHEN

Double glazed window, double glazed door, pleasant views, fitted wall and base storage units with worktops to compliment, inset stainless steel sink unit with mixer taps, integrated double oven, 5 ring hob with extractor over, plumbing for washer, integrated fridge/freezer, dishwasher and radiator

GROUND FLOOR BEDROOM 1

9' 6" x 15' 0" (2.91m x 4.59m)

Double glazed window, coved ceiling and radiator

GROUND FLOOR BEDROOM 2

8' 7" x 14' 10" (2.64m x 4.54m)

Double glazed window, wood effect flooring, coved ceiling and built in wardrobe

GROUND FLOOR BATHROOM

Double glazed frosted window, 3 piece suite with low level w.c, hand wash basin with taps/vanity unit, panel enclosed bath with mixer taps, shower over, tiled splash and radiator

LANDING

Spindle balustrade, double glazed velux window, seating area and doors to –

BEDROOM 3

15' 1" x 9' 6" (4.61m x 2.91m)

Double glazed window with pleasant views, double glazed velux window, storage in the eaves and radiator

BEDROOM 4

14' 0" x 13' 10" (4.27m x 4.24m)

Double glazed windows with pleasant countryside views, storage in eaves, storage cupboard and radiator

FIRST FLOOR SHOWER ROOM

Double glazed frosted window, 3 piece suite with low level w.c, pedestal hand wash basin with taps, corner shower cubicle with shower, part paneled walls and radiator

GARAGE

9' 0" x 18' 5" (2.76m x 5.62m)

Up and over door, side access door to garden, double glazed window and power and light

REAR GARDEN

Enclosed mature garden with lawned area, plants/shrubs, paved seating areas, side access to wood store area, planting area and access to detached garage

